

RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

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

Norman L. Allinder, AICP
Director *NLS*

PLANNING COMMISSION DATE: January 8, 2013

AGENDA ITEM: #2

CUP	#2012-021	Conditional Use Permit to allow a USDA Approved Dead Stock Collection Center
APN	# 023-010-022	Applicant: Central Valley Hide Dairyman's Collection Center
		Owner: Bob Robertson
CEQA	MND #2012-27	Mitigated Negative Declaration

REQUEST:

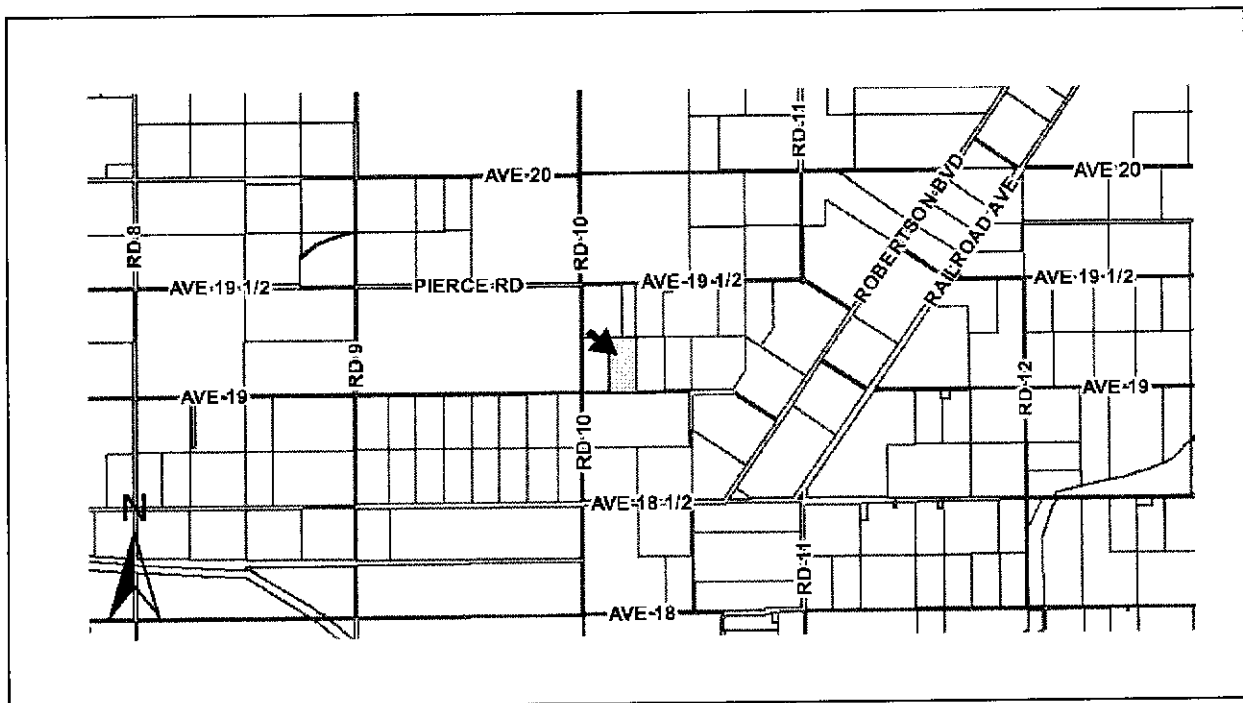
The applicant is requesting a conditional use permit to allow the establishment and operation of a USDA approved dead stock collection center.

LOCATION:

The property is located on Avenue 19 approximately 650 feet east of its intersection with Road 10 (no situs), Chowchilla.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2012-27) and mitigation monitoring program has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION:

Approval of the conditional use permit (CUP 2012-021) and Mitigated Negative Declaration (ND 2012-27) subject to conditions and the mitigation monitoring program

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: AE (Agricultural Exclusive) Designation

SURROUNDING: AE (Agricultural Exclusive) Designation

ZONING (Exhibit B):

SITE: ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District

SURROUNDING: ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) and ARE-40 (Agricultural, Rural, Exclusive – 40 Acre) District

LAND USE:

SITE: Vacant

SURROUNDING: Agriculture and rural residential

SIZE OF PROPERTY: 19.54 Acres

ACCESS (Exhibit A): Existing access to the parcel is provided via Highway 152 to Avenue 19

BACKGROUND AND PRIOR ACTIONS:

This parcel was developed through the Dairyland Farms Subdivision #2 recorded in 1954 dividing the entire area into 20 parcels. At the time all parcels in the Ag Preserve were designated ARE-20 zone district. Over time, many of those parcels were merged including the subject parcel. In 1988 a request to re-establish the lot lines was submitted and approved creating three 20 acre parcels.

PROJECT DESCRIPTION:

The project consists of a request to approve a conditional use permit for the establishment and operation of a USDA approved dead stock collection center. The facility would service dairies in the Madera County area for their dead stock disposal needs and to supply the facility with the cattle hides and skins that the company sells in the international markets. The hides are processed in Los Angeles and sold to the international cattle hide and skin tanning markets. The facility would run year round from 8:00 am to 8:00 pm, 12 hours per day. They would not be open to the public.

There will be 12 employees. A fenced area is planned to park one front end loader, three tractor trailers, two company pick-ups, one forklift, and one gooseneck trailer. It is estimated that there would be two trips per day for each employee, 2 to 3 trips per day for one pick-up truck with gooseneck trailer, 2 trips per day for two tractor trailers end-dump and one trip per week for refer truck and trailer.

A steel building, approximately 7,500 sq. ft, 26 foot high would be constructed. This building would have two sides open to drive a truck into to unload and out the other side. Approximately 5 acres would be fenced.

Water will be supplied by a well. Restrooms will be on a septic system, all other washed down water will be funneled to a clarifier then pumped to a holding tank and sprayed on vegetation on the property or possibly an evaporative pond system.

ORDINANCES/POLICIES:

Section 18.56.010 of the Zoning Ordinance lists the permitted uses within the ARE-20 (Agricultural, Rural, Exclusive – 20 Acres) zone district. Allowable uses include

**STAFF REPORT
CUP 2012-021**

January 8, 2012

agriculturally oriented services with an approved conditional use permit.

Chapter 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing and approval of conditional use permits.

ANALYSIS:

The proposal is to allow the construction of a 7,500 square foot building to be used for the establishment and operation of a USDA approved dead stock collection center. Dead stock would be delivered to the facility, the hides removed, and the carcasses trucked away.

The subject property is designated AE (Agricultural Exclusive) by the General Plan. The designation is a 40 acre district. The property is zoned ARE-20 (Agricultural, Rural, Exclusive - 20 Acre) district. All properties surrounding the subject parcel are zoned ARE-20 (Agricultural, Rural, Exclusive - 20 Acre) or ARE-40 (Agricultural, Rural, Exclusive - 40 Acre) district. This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally-oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi public uses, and similar and compatible uses. The minimum parcel size shall be 36 to 640 acres. However, all parcels within a 5 mile radius are designated AE (Agricultural Exclusive). To redesignate this one parcel would create an island contrary to the General Plan. Prior to the approval of the 1995 General Plan, this parcel was designated AF (Agriculture, Foothill Agriculture and Rural Mountain (no minimum parcel size). When the 1995 General Plan was adopted, all parcels designated AF between 10 and 36 acres were supposed to be redesignated A (Agriculture) which is a 20 acre minimum.

Policy 5.A.11 states that the County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:

- A. The use will not adversely affect agricultural production in the area;
- B. The use supports local agricultural production; and
- C. It is compatible with existing agricultural activities and residential uses in the area.

California Government Code §65455 states that zoning, subdivision, and public works projects must be consistent with the general plan and specific plan. The California Attorney General has opined that, "the term 'consistent with' means 'agreement with.' The courts have held that the phrase 'consistent with' means 'agreement with; harmonious with.' The term 'conformity' means in harmony therewith or agreeable to" (see 58 Ops. Cal. Atty. Gen. 21, 23 (1975)).

Government Code #65860(2) outlines zoning consistency with the general Plan.

"The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the plan."

The proposed project will not have an adverse affect on agricultural production in the area. There are approximately 55 dairies in Madera County. The proposed facility will support the dairy industry. Surrounding properties are sparsely populated and range in

**STAFF REPORT
CUP 2012-021**

January 8, 2012

size from 10 acres to 325 acres. Agriculturally oriented businesses are allowed in the ARE-20 zone district with an approved conditional use permit, therefore, the proposal is consistent with the General Plan.

The Zoning Ordinance requires one space per employee based on the highest number of employees scheduled to work on-site at any one time. The proposed facility estimates a total of 12 employees. A total of 12 parking spaces and one truck parking space would be required.

The project was circulated to outside agencies thought to be impacted or regulating the development of the proposed project. This included the Department of Fish and Game, Department of Water Resources, Regional Water Quality Control Board, the San Joaquin Air Pollution Control District. No comments were received.

General comments were received from the Engineering Department, Road Department, Environmental Health Department and Fire Department.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to approve this conditional use permit application. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following in light of the proposed conditions of approval.

1. *The proposed project does not violate the spirit or intent of the zoning ordinance in that the ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District allows agriculturally oriented services subject to an approved conditional use permit.*
2. *The proposed project is not contrary to the public health, safety, or general welfare. If the project is developed in compliance with the conditions of approval, there should be no negative impacts on the citizens of Madera County. The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s): Odor(s), Vector(s), Dust, Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project and its particular location to populated areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.*
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors in that the applicant must operate according to the operational statement and plans. The operation must comply with accepted and approved Best Management Practices (BMP) to manage and control any offensive nuisances. It is also proposed that water efficient landscaping be installed around the perimeter of the 5 acre operation.*
4. *The proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability. The project site is located in a sparsely populated, agricultural area. The proposed facility will support the dairy*

operations in the area.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The subject property is designated AE (Agricultural Exclusive) by the General Plan. The designation is a 40 district. The property is zoned ARE-20 (Agricultural, Rural, Exclusive - 20 Acre) district. The proposed project will not have an adverse affect on agricultural production in the area. There are approximately 55 dairies in Madera County. The proposed facility will support the dairy industry. Surrounding properties are sparsely populated and range in size from 10 acres to 325 acres. Agriculturally oriented businesses are allowed in the ARE-20 zone district with an approved conditional use permit, therefore, the proposal is consistent with the General Plan.

RECOMMENDATION:

The analysis provided in this report supports approval of Mitigated Negative Declaration ND #2012-27 and Conditional Use Permit #2012-021 as presented subject to the following conditions and Mitigation Monitoring and Reporting Program.:

CONDITIONS:

Engineering Department (Exhibit H)

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

Environmental Health Department (Exhibit I)

1. The septic system for this development must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department requirements. The waste water disposal system must be designed for maximum discharge by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer acceptable to this Department. Prior to construction activities, a Report of Waste Discharge (ROWD) permit must be submitted to the RWQCB. Prior to facility operation, a Waste Discharge Report (WDR) must be obtained from the RWQCB for site operations that generate waste water.
2. The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s): Odor(s), Vector(s), Dust, Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project and its particular location to populated areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.
3. The owners/operators of this project and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within this department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricant's) onsite at this location. Other related permit(s) may be required due

STAFF REPORT
CUP 2012-021

January 8, 2012

to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricant's) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.

4. The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.

Fire Department (Exhibit J)

1. At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105.2)
2. A water storage tank for Fire Suppression purposes will be required. Tank size is dependent on cubic footage of proposed structure. Additional information will be required to determine storage capacity.

Planning Department

1. Comply with mitigation measures in Negative Declaration, ND #2012-27.
2. The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.
3. A minimum of 12 paved parking spaces and one truck parking space are required. A parking and circulation plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow, turnaround areas, etc.
4. A sign plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall indicate size, color, and location of the sign.
5. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.

Road Department (Exhibit K)

1. The driveway shall be built to a Commercial County Standard, along with obtaining an Encroachment Permit for any work to be done within the public road right-of-way.

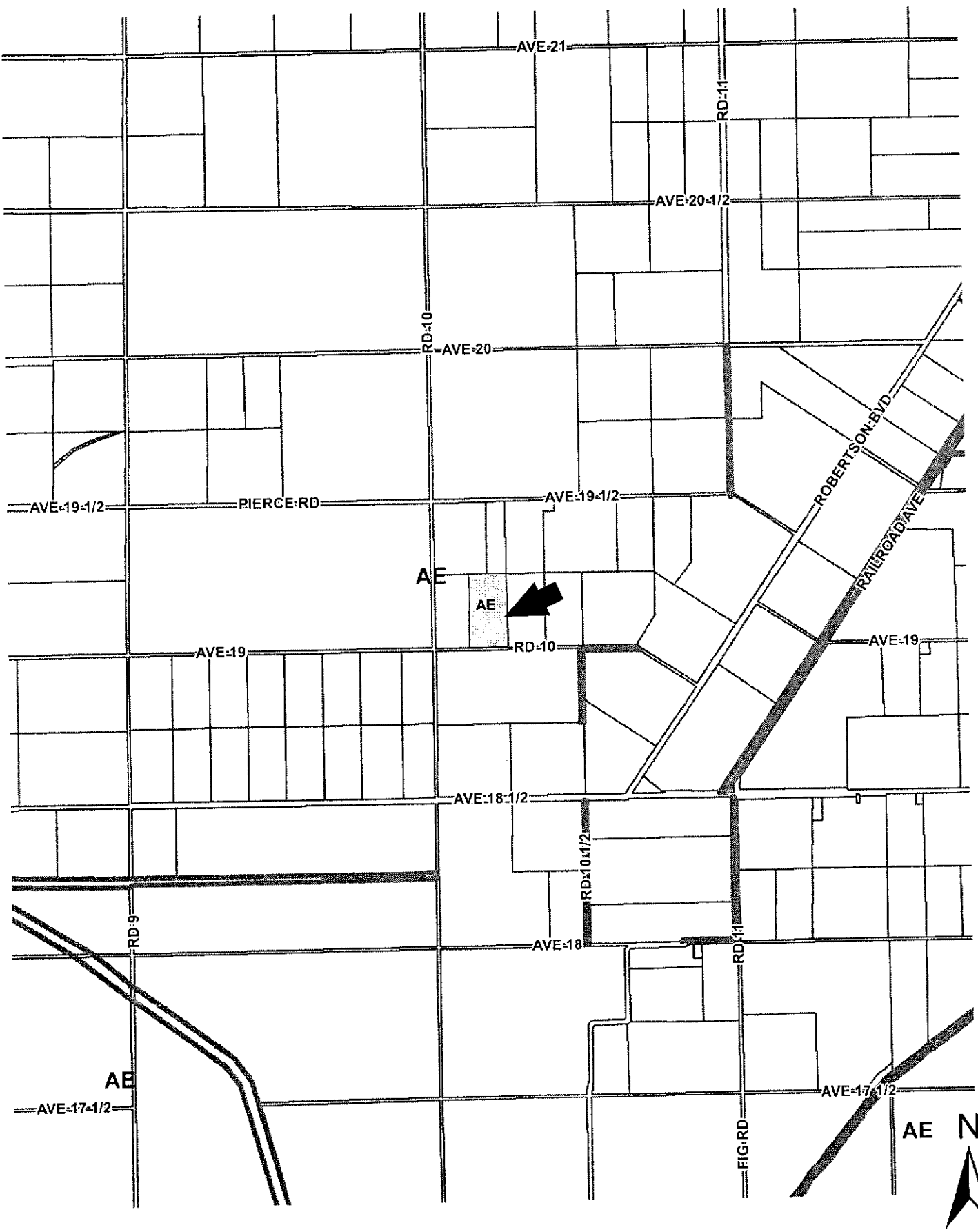
**STAFF REPORT
CUP 2012-021**

January 8, 2012

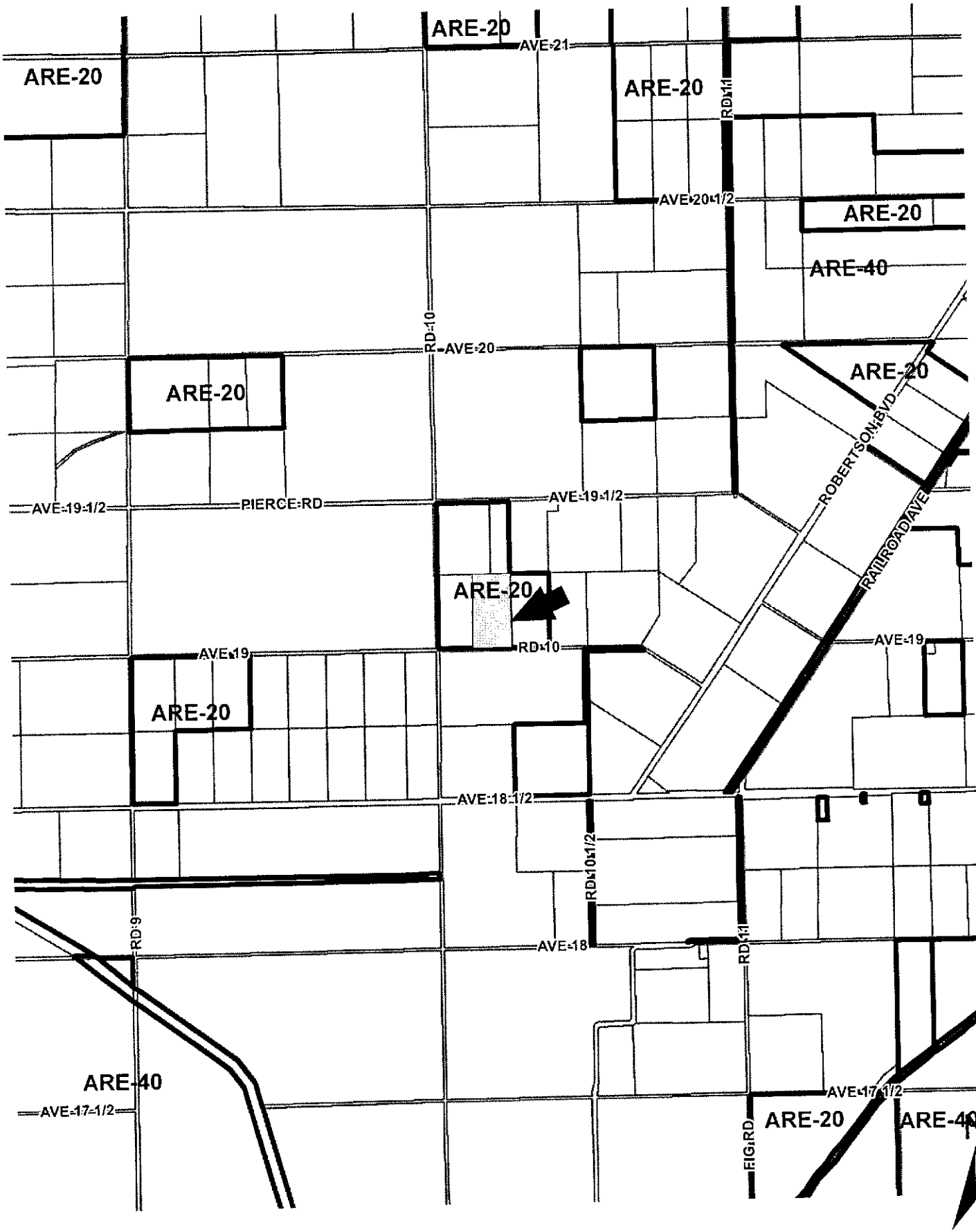
ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D Site Plan Map
5. Exhibit E, Aerial Map
6. Exhibit F, Topographical Map
7. Exhibit G, Operational Statement
8. Exhibit H, Engineering and General Services Comments
9. Exhibit I, Environmental Health Department Comments
10. Exhibit J, Fire Department Comments
11. Exhibit K, Road Department Comments
13. Exhibit L, CEQA Initial Study
14. Exhibit M, Mitigated Negative Declaration ND #2012-21

EXHIBIT A



GENERAL PLAN MAP



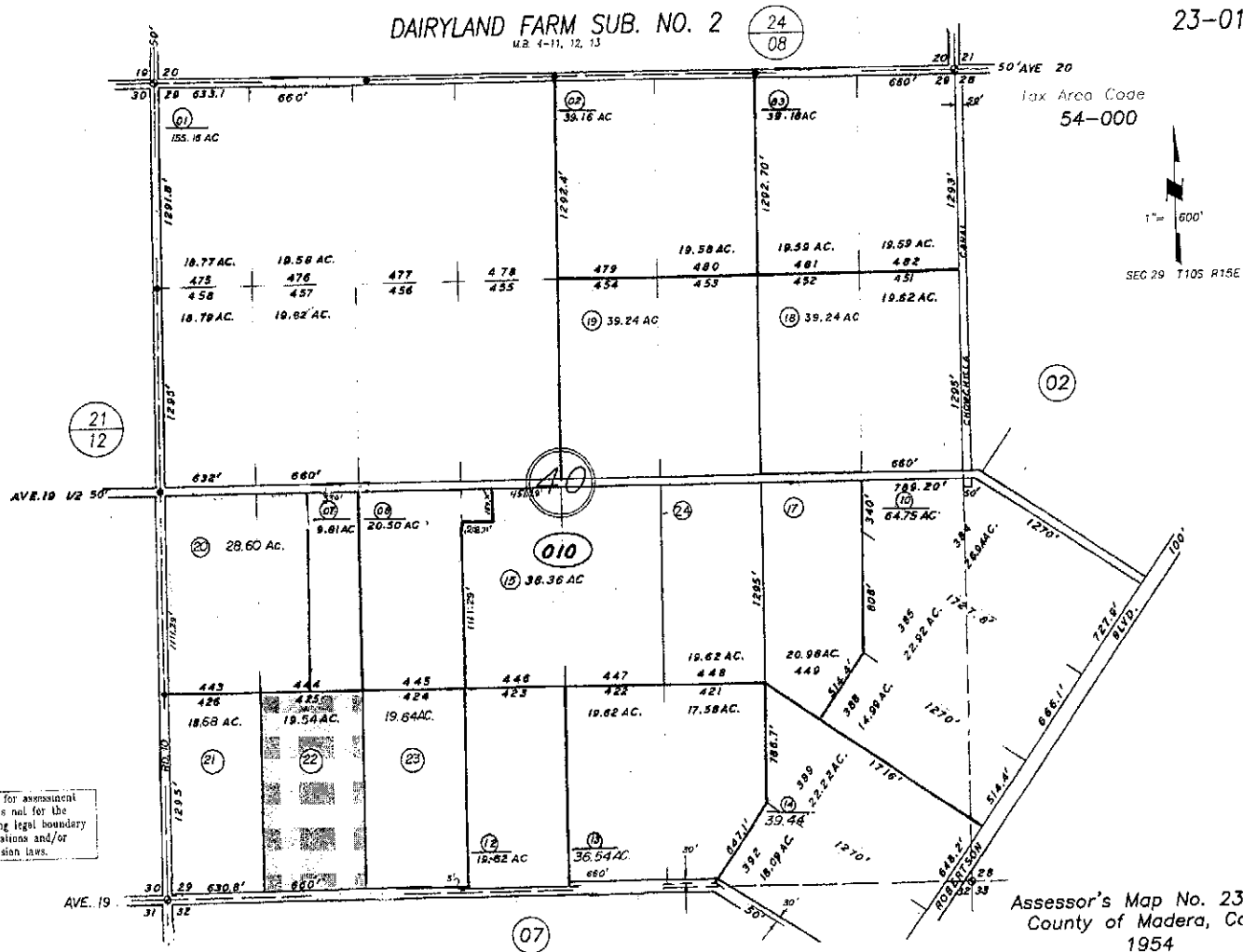
ZONING MAP

ASSESSOR'S MAP

ORIGINAL

DAIRYLAND FARM SUB. NO. 2
M.B. 4-11, 12, 13

23-01

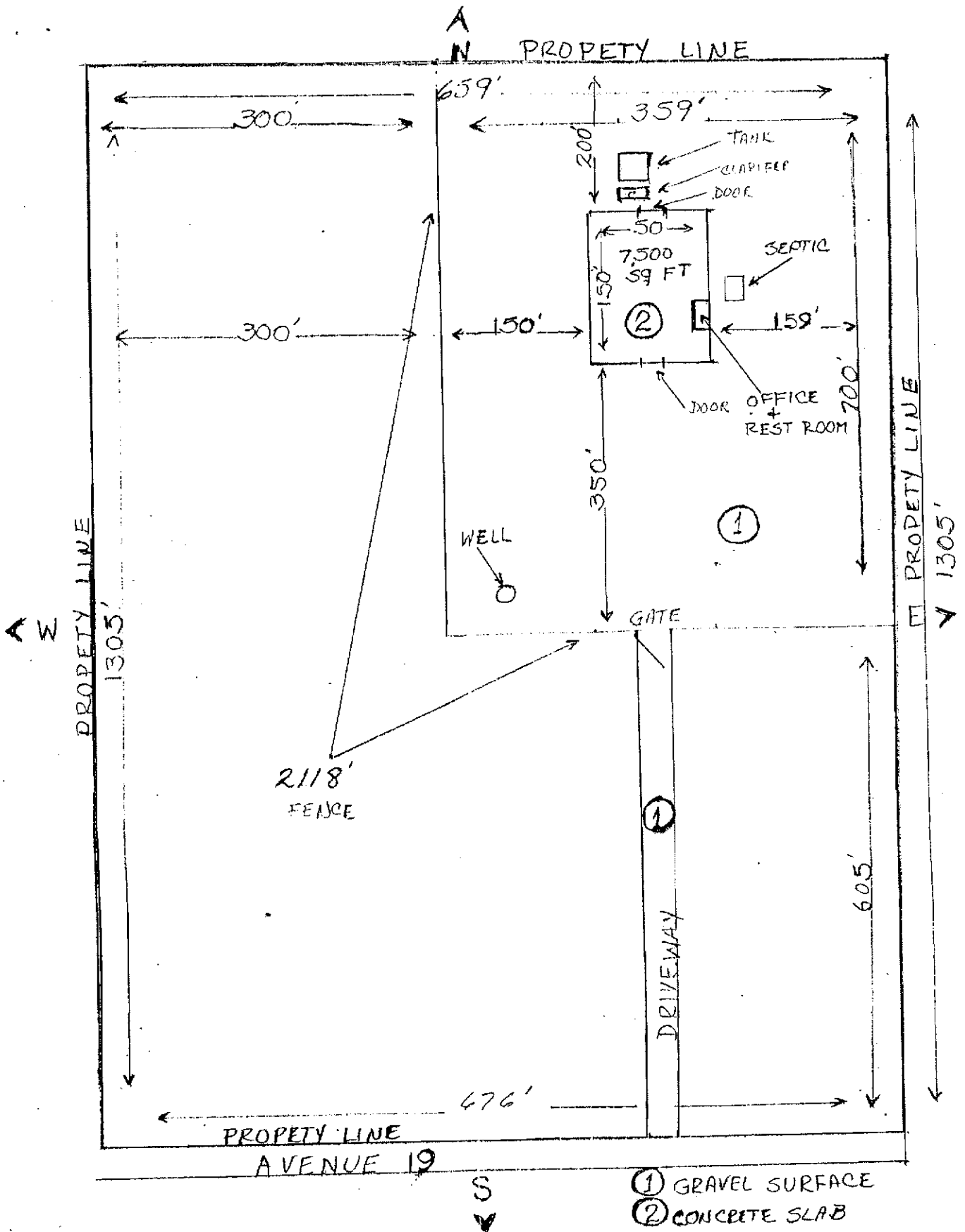


NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

01214-D-75 8/54

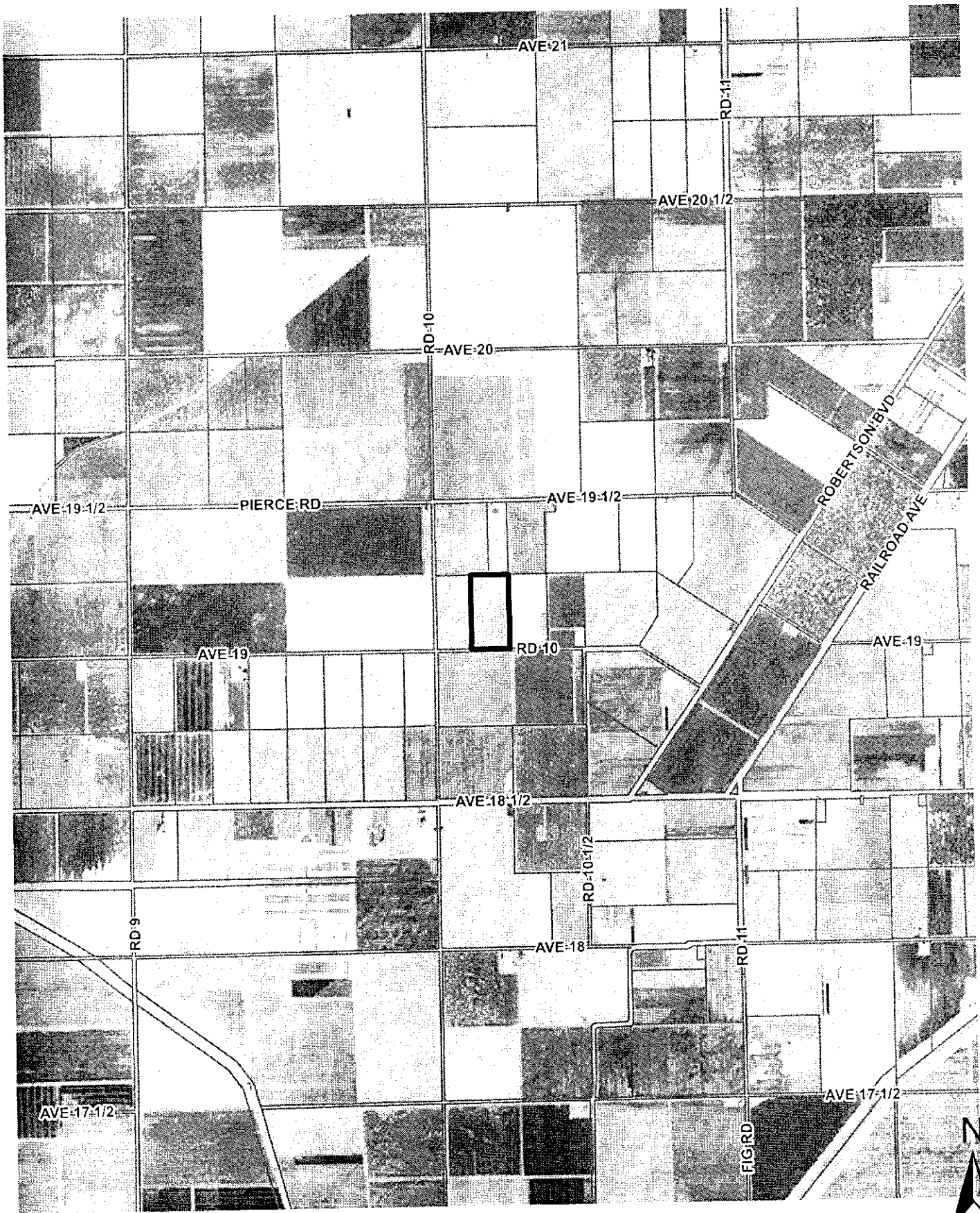
EXHIBIT C

EXHIBIT D



SITE PLAN

EXHIBIT E



AERIAL MAP



TOPOGRAPHICAL MAP

Madera County Planning Department
 2037 W. Cleveland Avenue MS-G, Madera CA 93637

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

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

1. Please provide the following information

Assessor's Parcel Number: APN: 023-010-022 (Prop. we are currently interested in purchasing)
Applicant's Name: Central Valley Hide Co., Inc dba Dairyman's Collection Center
Address: 10227 Ave. 19. Chowchilla, Calif. 93610
Phone Number: N/A

2. Describe the nature of your proposal/operation.

To service Dairies in the Madera County for their dead stock disposal needs and to supply us with the cattle hides and skins that our company sell in the international markets

3. What is the existing use of the property?

Agricultural, unknown crops

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

The only product produced on site are the hides and skins. They will eventually be processed in Los Angeles and sold to the international cattle hide and skin tanning markets.

5. What are the proposed operational time limits?

Months (if seasonal): Year round
Days per week: 6 days per week
Hours (from ___ to ___): 8:00 a.m. to 8:00 p.m.
Total Hours per day: 12 hours per day

7. How many customers or visitors are expected?

Average number per day: Not open to public
Maximum number per day:
What hours will customers/visitors be there?

8. How many employees will there be?

Current: 12
Future: unknown
Hours they work: 8 hours per day, some employees work on shifts
Do any live onsite? If so, in what capacity (i.e. caretaker)?

At present, we don't foresee any employee living on-site.

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

1- Front end Loader, 3- Tractor Trailers, 2- Company pick-up , 1 - Forklift, 1- Gooseneck Trailer, Approx. 60 Plastic Bins (Boxes). All vehicles, including Trucks and Trailers will park inside fenced area. Bins stored inside building. (See pictures and Bins)

10. Will there be any service and delivery vehicles?

Number: 1

Type: Diesel Fuel Truck

Frequency: 1 per month

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

12 Parking spaces for Employees, delivery trucks will on premises only to load and unload and no additional parking will be required. Surface is gravel.

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

Vehicles will be using Hwy. 152 Road 9 on Avenue 19

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

Employee vehicles twice per day; Once a week for Refer Truck and Trailer; Pick-up truck with gooseneck trailer 2-3 times per day. 2- Tractor trailers end-dump 2 times per day.

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

No advertisement is done

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

We will build a Steel building, approx. 7500 sq. ft., 26 ft. high. No floor plans available.

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

We will build a chain link privacy fence around the perimeter of our operation, approx. 5 acres only. No landscaping will be done in the foreseeable future.

17.

What are the surrounding land uses to the north, south, east and west property boundaries?

Agricultural crops

18.

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

No noise will be generated above existing parcels in area.

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

Approx. daily water usage will 200 galls per day. We intend to build a well to supply our water needs.

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

Restrooms will be on a Septic system, all other washed down water will be funneled to a clarifier then pumped to holding tank and sprayed on vegetation on our property. If allowed, we may use Evaporative Pond System.

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

We intend to continue to use the Dumpster service on a weekly basis for the solid waste (garbage) we generate

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

We will do minimal grading for the construction of the steel building. No trees will be removed. Gravel road from Avenue 19 to building area.

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

No archeological or historically significant sites located on this property.

- 24. Locate and show all bodies of water on application plot plan or attached map.**

No bodies of water on or near property.

- 25. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.**

See attached Plot Map

- 26. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?**

No hazardous material or waste will be produced. All after-products will be sent via our Sealed 40 ft. End dump trailers to Sacramento Rendering on a daily basis.

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

No public services will be used. Only emergency services If required.

- 28. How do you see this development impacting the surrounding area?**

Little impact, just use of available roads

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

No impact on schools, parks, fire, police.

- 30.**

If your proposal is for commercial or industrial development, please complete the following;

Proposed Use(s): Dead stock collection center

Square feet of building area(s): Approx. 7500 sq. ft.

Total number of employees: At present 12 Employees

Building Heights: 26 Ft. high

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

N/A

End

Engineering and General Services

2037 West Cleveland
Avenue
Madera, CA 93637
(559) 661-6333
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FAX
(559) 675-8970
TDD

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

engineering@madera-county.com

MEMORANDUM

TO: Becky Beavers
FROM: Madera County
DATE: December 6, 2012
RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Chowchilla

Comments

RE: CUP 2012-021

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

Property is not located in a Flood Zone.

Property is not within a County Maintained or Serviced Area.

For questions please contact Engineering.

Dario Dominguez
559-675-7817 ext 3322

RESOURCE MANAGEMENT AGENCY**Environmental Health Department**

Jill Yaeger, Director

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

MEMORANDUM

TO: Becky Beavers
FROM: Madera County
DATE: November 6, 2012
RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Chowchilla

Comments

The Madera County Environmental Health Department (MCEHD) has reviewed the Conditional Use Permit (CUP)# 2012-021, Central Valley Dairyman's Collection Center, located on APN: 023-010-022, within the Chowchilla area and has determined the following:

The septic system for this development must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department requirements. The waste water disposal system must be designed for maximum discharge by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer acceptable to this Department. Prior to construction activities, a Report of Waste Discharge (ROWD) permit must be submitted to the RWQCB. Prior to facility operation, a Waste Discharge Report (WDR) must be obtained from the RWQCB for site operations that generate waste water.

The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s): Odor(s), Vector(s), Dust, Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project and its particular location to populated areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.

The owners/operators of this project and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within this department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricant's) onsite at this location. Other related permit(s) may be required due to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricant's) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.

The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms and/or other required Environmental Health form please, feel free to contact the appropriate program specialist as indicated in the above comments or

feel free to contact the appropriate program specialist as indicated in the above comments or contact me within this department at (559) 675-7823, M-F, 8:00 AM to 5:00 PM.

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

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

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

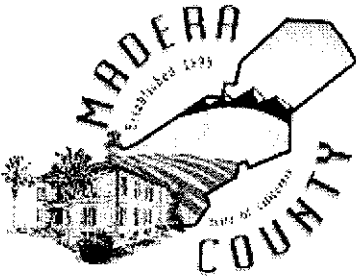
MEMORANDUM

TO: Becky Beavers
FROM: Madera County
DATE: November 6, 2012
RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Chowchilla

Comments

At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105.2)

A water storage tank for Fire Suppression purposes will be required. Tank size is dependent on cubic footage of proposed structure. Additional information will be required to determine storage capacity.



ROAD DEPARTMENT COUNTY OF MADERA

2037 WEST CLEVELAND AVENUE/MADERA, CALIFORNIA 93637
(559) 675-7811 / FAX (559)675-7631

JOHANNES HOEVERTSZ
Road Commissioner

MEMORANDUM

TO: Becky Beavers
FROM: Road Department
DATE: December 6, 2012
RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Chowchilla

CONDITIONS -

Our department does not anticipate any significant impacts to the circulation or roadway from this proposal and recommends approval with the following conditions...

The project has access from County Road 19, designated as a Local roadway according to the General Plan. The parcel is between County Road 10 and Robertson Blvd is the Community of Chowchilla.

The necessary road right-of-way was previously dedicated... having the 30-foot width along the north side of the roadway. This public roadway is within the County Maintained, no Special Districts are in this area for additional road maintenance.

The driveway shall be built to a Commercial County Standard, along with obtaining an Encroachment Permit for any work to be done within the public road right-of-way.

THE ROAD DEPARTMENT HAS THE FOLLOWING RECOMMENDATIONS OF APPROVAL:

1. All proposed driveway approaches shall be built to a Commercial County Standard.
2. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.

Environmental Checklist Form

Title of Proposal: CUP #2012-021 – Central Valley Hide Dairyman's Collection Center

Date Checklist Submitted: December 11, 2008

Agency Requiring Checklist: Madera County

Agency Contact Becky Beavers, Senior Planner

Phone: (559) 675-7821

Description of Project

The request is for a Conditional Use Permit to allow the establishment and operation of a USDA approved dead stock collection center on this 19.54 acre parcel in Chowchilla.

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

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

Project Location:

The project site is located on Avenue 19 approximately 650 feet east of its intersection with Road 10 (no situs), Chowchilla

Applicant Name and Address

Central Valley Hide Dairyman's Collection Center
10227 Avenue 19
Chowchilla, CA 93610

General Plan Designation:

AE (Agricultural Exclusive)

Zoning Designation:

ARE-20 (Agricultural Rural Exclusive – 20 Acre District)

Surrounding Land Uses and Setting:

Agricultural

Other Public Agencies whose approval is required

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Becky Beavers
Signature

11/30/12
Date

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

Discussion:

(a) Less than significant impact. The project site is located in a rural, agricultural area. Viewers are limited to motorists on perimeter roadways and residents of surrounding facilities and operations. All deliveries are made within a building. All operations are located within a building enclosed on two sides.

(b) No impact. According to the Caltrans Map of Designated Scenic Routes, there are no official state-designated scenic routes or eligible state scenic highways in the area. The only eligible routes designated at this time are Highway 49 out of Oakhurst, and Highway 41 beginning at the intersection with Highway 49 and proceeding north to the County line.

(c) Less than Significant impact. Visual resources are classified into two categories: scenic views and scenic resources. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor. Scenic resources are described in the CEQA Environmental Checklist as specific features of a viewing area (or viewshed) such as trees, rock outcroppings and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements.

Aesthetic effects are somewhat subjective and are influenced by such factors as the location of the viewer, duration of exposure, and the status of the viewer in relation to the project. "Status of the viewer" is a reference to the fact that a resident of a property that has a direct view of the project site from an adjacent property is likely to feel differently about the new development than a non-resident who catches a brief glimpse of the project site from the roadway. Light and glare effects also are somewhat subjective; they are more likely to disturb permanent residents than transient highway travelers.

The project site is current vacant. A new 7,500 square foot building will be built. One front end loader, three tractor trailers, two company pick-ups, one forklift, one gooseneck trailer, approximately 60 plastic bins will be stored within a fenced area. A condition will be added to landscape the fenced area for screening purposes. Surrounding properties are agricultural related.

(d) Less than Significant impact. Light and glare effects must be evaluated from two viewpoints: (1) the viewpoint from the project site toward surrounding uses and (2) the viewpoint from surrounding uses toward the project site. The degree of impact is proportional to the perceived negative effect on surrounding land uses. If there is a continuous light or glare that is visible from nearby residences, and if it creates a nuisance to residents, the impact is potentially significant. The sensitivity of viewers to changes in the viewshed can be measured by the extent and nature of general plan provisions that address visual resources in relation to development proposals.

Any lighting for the projects will be directed away from adjacent properties as to not create any sort of impact.

- II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest land? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) No Impact. The project is an agricultural related business and needs to be located within a farmland area and thus allowable under a Conditional Use Permit. As shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, this parcel is designated Grazing Land (G). This designation describes land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

(b) No Impact. Both parcels associated with this project are in the Williamson Act. The parcels are zoned as agricultural and would allow for dairies with a Conditional Use Permit.

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

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

Discussion:

General Discussion

The primary factors that determine air quality are the locations of air pollutant sources and the amounts of pollutants emitted. Meteorological and topographical conditions, however, also are important. Factors such as wind speed and direction, and air temperature gradients interact with physical landscape features to determine the movement and dispersal of criteria air pollutants.

Airflow in the San Joaquin Valley Air Basin is primarily influenced by marine air that enters through the Carquinez Straits where the San Joaquin-Sacramento Delta empties into the San Francisco Bay. The region's topographic features restrict air movement through and out of the basin.

(a, b and c) *Less than significant with mitigation incorporation.* Impacts in air quality are addressed by the San Joaquin Unified Air Pollution Control District.

The entire San Joaquin Valley Air Basin is designated non-attainment for ozone and particulate matter (PM-10 and PM-2.5). This project could contribute to the overall decline in air quality due to increased operational emissions; however, by itself, would not generate significant air emissions. However, the increase in emissions from the project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley.

Particulate matter can be divided up into two size categories, PM-10 and PM-2.5. PM-10 refers to particulate matter that is 10 microns or less (1 micron is one-millionth of a meter) in diameter and is sometimes referred to as inhalable or coarse-particulate matter. PM-2.5 refers to particulate matter that is 2.5 microns or less in diameter and is referred to as fine-particulate matter. The size of the particulate matter is directly linked to their potential for causing health problems. Small particles pose the greatest health problems, because they can get deep in the lungs, and some may even get into the bloodstream. Both PM-10 and PM-2.5 are small enough to bypass the body's defense mechanisms and become lodged in the lungs. In fact, PM-2.5 is small enough to reach the alveoli, the portion of the lung where the oxygen/carbon dioxide exchange occurs. Exposure to such particulates can affect both the lungs and the heart. Large particulates are less of a concern, although they can irritate one's eyes, nose and throat.

In 2005, paved and unpaved road dust particulate matter (within the range of PM-10) contributed to approximately 33% if the total PM-10 for the entire Madera County region.

The San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) has established a three-tiered approach to determining significance related to a project's quantified ozone precursor emissions. Each tier or level requires a different degree of complexity of emissions calculation and modeling to determine air quality significance. The

SJVUAPCD pre-calculated the emissions on a large number and types of projects to identify the level at which they have no possibility of exceeding emissions thresholds. The District's Guide for Assessing Air Quality Impacts provides this information in terms of vehicle trips required to exceed the threshold for five general land use categories (residential housing, commercial, office, institutional and industrial) and the sizes of various specific development types meeting these criteria. Projects falling under these size thresholds qualify for what the SJVUAPCD refers to as the Small Project Analysis Level (SPAL). No quantification of ozone precursor emissions is needed for projects less than or equal to the sizes listed; however, other factors, such as toxic air contaminants, hazardous materials, asbestos, and odors still need to be analyzed. Agricultural projects are exempt from SJVUAPCD regulations, and agriculture is not one of the five general land use categories listed.

Construction activities associated with the project will temporarily contribute dust to an air mass in the San Joaquin Valley that currently exceeds the state and federal health standards for PM-10. Initially, during the construction phase of the project, additional traffic beyond that occurring at the project site would be generated which would add to an increase in vehicle emissions in the area. Compliance with existing regulations (SJVUAPCD Regulation VIII-Fugitive PM10 Prohibitions) would constitute reasonable efforts and reduce the impact of the project to less than significant levels with regards to air quality. The proposal would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

Through calculations using factors to determine levels of Reactive Organic Gases (ROG) do exceed the San Joaquin Valley Air Pollution Control Board's criteria of significance of 10 tons. The total figure comes to 16.60 tons, but takes into account cattle and decomposing manure. There is no way to tell at this point which source is the burden in emissions. Mobile sources (such as farm equipment and vehicles) account for less than one (1) ton of emissions.

Analysis of PM-10 would indicate that total emissions are below the threshold of significance from the Air Board, at 12.00 tons. It is the opinion of the department that the amount over the significance limit is insignificant.

Calculations							
Operation Activity		<u>ROG</u>	<u>NOx</u>	<u>PM10</u>	<u>PM2.5</u>	<u>Ammonium</u>	<u>Methane</u>
Dairy Cattle in pens and manure decomposition		16.28	0.00	8.18	0.60	52.54	182.81
Agricultural Crop management in support of dairy operations (field preparation, tilling and harvesting)		0.32	1.93	3.81	0.93	na	na
Delivery Trucks and employee vehicles on public roads		0.01	0.45	0.01	0.01	na	na
Totals in tons		16.60	2.38	12.00	1.54	52.54	182.81

The project in and of itself may not produce significant amounts of criteria pollutants as a result of operations, however it may contribute to the cumulative amounts for the region – again, however, not in an excessive amount.

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

The project site is located in a sparsely populated area of the county and not near hospitals or schools where large concentrations of sensitive receptors reside. The newly established Madera County Dairy Overlay Zone, as a part of the County's Dairy Standards, establishes a one-half mile buffer zone around sensitive receptors as they relate to dairies. According to County aerials and records, the average distance to any other residence exceeds that one-half mile distance, thus is not an impact.

The proposal would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Toxic Air Contaminants are of a concern to the San Joaquin Valley Air Pollution Control District only if the project site is located in the vicinity of residential/sensitive receptors. TAC's are non-criteria air pollutants that are capable of causing short term (acute) and/or long term (chronic or carcinogenic) adverse human effects. TAC's can be emitted from the most common of sources: gasoline stations, automobiles, dry cleaners, industrial operations and painting operations.

Common TAC's that may be found at a dairy operation include diesel particulates and ammonia. Diesel particulates are typically resultant of truck engines and diesel operated generators. Ammonia is generated during anaerobic decomposition of manure. Ammonia is considered a precursor to PM-2.5. Because of the uncertainty of emission rates for ammonia and the lack of a scientific method of calculating PM-2.5 conversion from ammonia emissions, any calculation of secondary PM-2.5 would be speculative.

No health effects have been found in humans exposed to typical environmental (moderate) concentrations of ammonia. In high concentrations, it can severely irritate the eyes, nose, ears and throat. Lung damage and death may occur after exposure to very high concentrations of ammonia. Individuals with asthma may be more sensitive to breathing ammonia than others.

(e) Less than Significant Impact. Again, this project is located in a sparsely populated region of the county.

Although odors from this type of facility are exempt from direct regulation by the local air quality jurisdiction under California state law (CHSC 41705[a]), odor can still be considered a perceived nuisance and an environmental impact.

Because offensive odors rarely cause any physical harm and no requirements for their control are included in state or national air quality regulations, the SJVAPCD has no rules or standards related to odor emissions, other than its nuisance rule. Any actions related to odors are based on citizen complaints to local government agencies including the SJVAPCD. The SJVAPCD uses screening distances to determine the potential for odor impacts from various land uses. The SJVAPCD screening distance for dairy odors is given as one mile.

Vector Generation

The nature of the operation presents the possibility of increased vector activities. Mosquito and fly infestations can be observed at similar facilities.

The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s): Odor(s), Vector(s), Dust, Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project and its particular location to populated areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.

Odor Generation

Odors from raising livestock are exempt from direct regulation by the local air quality jurisdiction under California state law [California Health and Safety Code §41705(a)]. Odor formation and transport from dairy operations -- corrals, lagoons, and freestalls -- is a complex process. Prevailing winds is toward the southeast based on Fresno Yosemite International Airport rose records.

Global Climate Change

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

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

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

Greenhouse Gas (GHG) Emissions: The potential effect of greenhouse gas emission on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to other greenhouse gas producing activities around the world would result in an increase in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects. The State of California has taken several actions that help to address potential global climate change impacts.

California Assembly Bill (AB) 1493 (Pavley) enacted on July 22, 2002 required CARB to develop and adopt regulations that reduce GHG emitted by passenger vehicles and light duty trucks. Regulations adopted by CARB will apply to 2009 and later model year vehicles. CARB estimates that the regulation will reduce climate change emissions from light duty passenger vehicle fleet by an estimated 18 percent by 2020 and by 27 percent in 2030 (CARB 2004a).

California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S3-05, the following GHG emission targets: by 2010 reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions by 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels.

At this time there are no established significance thresholds for greenhouse gas emissions (SJVAPCD).

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

Discussion:

(a and b) No Impact. This project will not result in the loss of any known mineral resources. No such resources are known to exist in significant quantities on the project site.

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

Discussion:

(a) Less than significant impact. While a review of available databases for the quadrangle (Chowchilla) for which this project is located indicates that some species may be located in the quadrangle, no special status plant or animal species, or unique habitat is known to exist on the project site or surrounding area, and no impacts to biological resources would occur as a result of this project. No locally designated resources exist in this portion of

the county and resources such as wetland habitat or migration corridors are not present. The project would not conflict with any local policies or ordinances protecting biological resources, and the project would not conflict with the provision of any conservation plans.

It should be noted that at the time of the environmental review for this project, the Department of Fish and Game had not submitted comments regarding the project.

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
Hoover's cryptantha	None	None	None	1A
Heartscale	None	None	None	1B
Lesser Saltscale	None	None	None	1B
Subtle orache	None	None	None	1B
Recurved larkspur	None	None	None	1B

(b) Less than significant impact. The Eastside Bypass is approximately 2 ½ miles west of the project sitting between Ash Slough and Berenda Slough. There is the potential of riparian habitats, however, there are no indications of riparian habitats on this parcel.

There are approximately 200 acres of valley foothill riparian areas in the area studied for the Madera County Dairy Standards Program Environmental Impact Report, mainly located along the San Joaquin River and other water courses. The habitat type occurs in the Central Valley and the lower foothills of the Cascades, Sierra Nevada, and Coast ranges of California from sea level to 3,000 feet.

(c) No Impact. No wetlands have been identified as being on the project site.

(d) No Impact. There are no wetlands, streams or waterways on this parcel

(e and f) No Impacts. No known impacts.

General Information

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the Department of Fish and Game. The same Senate Bill also increases the associated fees for the Fish and Game; the current fees associated with a Mitigated Negative Declaration are \$2,105.50, and the

County Clerk filing fee is \$50. Effective January 1, 2013, the Fish and Game impact fee will increase to \$2,206.25; this fee increase will be applicable to any project that has been approved on or after January 1, 2013. The Clerk fee remains the same.

The applicant must either contact the California Department of Fish and Game and get them to issue a de minimis finding and fee exemption waiver, submit that with the County \$50 filing fee, **OR** submit a total of \$2,206.25.

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

Discussion:

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

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

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

Reference CEQA Guidelines §15064.5 for definitions.

(a & b) Less than Significant impact. No sites of archaeological or historical significance are known to exist on or in the vicinity of the subject property. Though the majority of the project site has been disturbed by previous agricultural activities, grading and excavating of the areas in question could result in disturbance of unknown cultural resources. Policy 4.D.3 of the Madera County General Plan provides for that “[T]he County shall require that discretionary development projects identify and protect from damage, destruction and abuse, important historical, archaeological, paleontological and cultural sites and their contributing environment.” Impacts on previously

undiscovered cultural resources are potentially significant, but can be mitigated to a level that is less than significant through incorporation of the mitigation measure(s) stipulated in the Negative Declaration.

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

Archival research indicates that most prehistoric settlement in the area was focused along the San Joaquin River watershed. Prehistoric site probabilities would likely be lower in the more developed portions of the area, although it is possible to encounter archaeological deposits in almost any location throughout the valley.

While no evidence exists showing inhabitation specifically on the site where the dairy now exists, the whole area was once inhabited by the Northern Valley Yokut Native American tribe. Their territory is defined roughly by the crest of the Diablo Range on the west, and the foothills of the Sierra Nevada on the east. The southern boundary is approximately where the San Joaquin River bends northward, and the northern boundary is roughly half way between the Calaveras and Mokelumne river.

With the development of Spanish Ranchos throughout California, cattle husbandry was prevalent, while dairy farms remained crude and sparse. By the 1830s the secularization of the missions and the sale of the vast ranchos to Anglos brought with them a need for milk, cheese and butter. With the advent of new technologies, and the profusion of alfalfa agriculture, the California dairy industry grew rapidly. By 1860, there were 210,000 dairy cows in California, rising to 307,000 by 1900 and to 382,000 by 1910. The Central Valley itself had 101,000 dairy cows in 1860, and 163,000 by 1910.

(c) Less than Significant impact. No known paleontological resources exist on the property. No impact identified.

(d) Less than Significant impact. While the site has been used for agricultural operations for a considerable amount of time, there still may be a chance discovery; however that chance may be slim.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

Discussion:

(a) Less than Significant Impact - The Operational Statement for this project indicates that there will be 12 employees. Employee vehicles twice per day; once a week for refer truck and trailer; pick-up truck with gooseneck trailer 2-3 times per day and two tractor trailers end-dump 2 times per day.

VIII. GEOLOGY AND SOILS -- Would the project:

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

Discussion:

(a i-iv) Less than Significant Impact. Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

Seismicity varies greatly between the two major geologic provinces represented in Madera County. The Central valley is an area of relatively low tectonic activity bordered by mountain ranges on either side. The Sierra Nevada's, partly within Madera County, are the result of movement of tectonic plates which resulted in the creation of the mountain range. The Coast Ranges on the west side of the Central Valley are also a result of these forces, and continued movement of the Pacific and North American tectonic plates continues to elevate the ranges. Most of the seismic hazards in Madera County result from movement along faults associated with the creation of these ranges.

There are no active or potentially active faults of major historic significance within Madera County. The County does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep.

However, there are two significant faults within the larger region that have been and will continue to be, the principle sources of potential seismic activity within Madera County.

San Andreas Fault: The San Andreas Fault lies approximately 45 miles west of the county line. The fault has a long history of activity and is thus a concern in determining activity in the area.

Owens Valley Fault Group: The Owens Valley Fault Group is a complex system containing both active and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the County.

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The Remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

In addition, the Clovis Fault, although not having any historic evidence of activity, is considered to be active within quaternary time (within the past two million years), is considered potentially active. This fault line lies approximately six miles south of the Madera County line in Fresno County. Activity along this fault could potentially generate more seismic activity in Madera County than the San Andreas or Owens Valley fault systems. However, because of the lack of historic activity along the Clovis Fault, there is inadequate evidence for assessing maximum earthquake impacts.

Seismic ground shaking, however, is the primary seismic hazard in Madera County because of the County's seismic setting and its record of historical activity (General Plan Background Element and Program EIR). The project represents no specific threat or hazard from seismic ground shaking, and all new construction will comply with current local and state building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within Madera County.

According to the Madera County General Plan Background Report, groundshaking is the primary seismic hazard in Madera County. The valley portion of Madera County is located on alluvium deposits, which tend to experience greater groundshaking intensities than areas located on hard rock. Therefore, structures located in the valley will tend to suffer greater damage from groundshaking than those located in the foothill and mountain areas.

According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County.

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background Report, although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive to liquefaction because they are either too coarse in texture or too high in clay content; the soil types mitigate against the potential for liquefaction.

(b) No Impact. No impacts identified.

(c) No Impact. No impacts identified.

(d) No Impact. No impacts identified.

(e) No Impact. No impacts identified.

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

Discussion:

(a) *Less than Significant Impact with Mitigation Incorporation.* While the applicant's Operational Statement does not indicate the use of hazardous materials, cleaning materials will be needed.

(b) *Less than Significant Impact.* It is not anticipated that significant quantities of hazardous materials will be transported as a result of this project. What material is transported will need to be done so in accordance with DOT and other regulatory agency requirements and laws.

(c) *Less than Significant impact.* It is not anticipated that emissions will occur as a result of either construction or operation of this project. However, there is the chance that residual pesticides could be lingering in the soil and could be kicked up during construction activities should any occur.

(d) *No Impact.* The dairy is not located on a site known to be listed as a hazardous waste site.

(e and f) *No Impact.* No component of the project site would constitute a threat or hazard to any existing or planned airport or airstrip. The project is located outside of the County's Airport Land Use Compatibility Zone.

(g) *Less than Significant Impact.* The project would not result in interference with any emergency response plan.

(h) Less than Significant Impact. As this project is located in a rural, sparsely populated area, and the chance of structures and persons being in line of advance of a fire, there is little chance of danger.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) No Impact - Any installation of facilities such as septic tanks would require permits and need to be properly setback from wells to prevent contamination. However, the development of this project should not substantially contribute to ground water contamination.

(b) Less than Significant Impact. The operational statement indicates that approximately 200 gallons per day will be used..

(c through e) Less than Significant Impact. Most erosion creating activities occur during construction when soils are graded, and impervious surfaces are created that could alter where rainfall flows creating new areas of erosion.

(f) No Impact - It is not anticipated that the proposed project would create any need to mitigate for additional degradation of water quality. The nature of the project does not typically have any sort of storage of materials which could cause water quality issues like an industrial or heavy commercial project would.

(g through i) No Impact. Through evaluation of the Flood Insurance Rate Maps (FIRM), this property is located in Flood Zone "A" which indicates properties to be outside the 500-year flood zone. A parcel identified as not being located within a Special Flood Hazard area may be subject to localized drainage problems that are site specific and not included in this flood zone determination.

(j) No Impact. A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami is an unusually large sea wave produced by seaquake or undersea volcanic eruption (from the Japanese, roughly translated as "harbor wave"). According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. As this property is not located near any bodies of water, no impacts are identified.

X LAND USE AND PLANNING - Would the project:

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

Discussion:

(a) No Impact. The project would not divide any existing communities, or conflict with any adopted plans, policies, or regulations designed to avoid environmental impacts.

(b) No Impact. The proposal has been distributed to all agencies which are believed to have an interest in the project. These agencies have provided comments, where appropriate. No significant conflicts have been noted. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan

(c) No Impact. No conservation plans exist in this area, therefore no impacts are anticipated.

XI. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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?
- 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?

Discussion:

General Discussion

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

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

Short Term Noise

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

Long Term Noise

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

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, associated with the proposed operations could result in intermittent noise levels that range from approximately 80 to 100 dBA at 3 feet, respectively. Based on an equipment noise level of 100 dBA, landscape maintenance equipment (assuming a noise attenuation rate of 6 dBA per doubling of distance from the source) may result in exterior noise levels of approximately 75 dBA at 50 feet.

(a) Less than Significant Impact. The relevant policy in Madera County Code includes the following:

Policy 6.28.040 A: Agricultural activity, operation or facility, or appurtenances thereof includes, but is not limited to, the cultivation and tillage of the soil, dairying...the raising of livestock...or any practices performed...in conjunction with such...operations including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

Policy 6.28.050 A: No agricultural activity, operation or facility... shall be or become a nuisance, private or public, due any changed condition in or about the locality...

Noise sources associated with the dairy are mainly dairy equipment and vehicles operating on the facility or on the roadways in the vicinity. Madera County has adopted a right-to-farm ordinance that exempts farm operations from the noise standards in the General Plan.

There are no known complaints related to this dairy or its operations on file. This dairy, as noted, has been in operation for several years at this point.

There is no anticipated increase in noise levels as a result of this project.

(b) Less than Significant Impact. Excessive groundborne vibration or noise levels are not anticipated during either construction or operations

(c and d) Less than Significant Impact. As there is some anticipated remodeling associated with the dairy, there will be a temporary increase in ambient noise levels due to the short term increase in vehicular traffic and construction work. There is no substantial permanent increase of ambient noise levels anticipated.

(e and f) No Impact. The City of Madera Municipal Airport is the only significant airport that could be considered in this evaluation. It is not within the two-mile zone for consideration though thus there is no impact. There are no known private strips in the vicinity.

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

Discussion:

(a) No Impact. The project as mitigated would not result in population growth, and would not displace existing housing or people.

The proposed project is not designed to induce population growth, and will not result in substantial direct or indirect growth inducement. No housing will be displaced as a result of the project. No people will be displaced as a result of the project.

The population within Madera County as of January 1, 2006, according to the California Department of Finance was 144,396 persons and 46,639 dwelling units. In the unincorporated County (outside the cities of Madera and Chowchilla), the total as of January 1, 2006 was 74,723 persons and 28,289 dwelling units. These numbers average to 3.1 persons per dwelling unit in the County and 2.64 persons per dwelling unit in the unincorporated area. The lower number in unincorporated areas is somewhat attributable to the vacation homes in the mountain areas of the County.

According to the California Department of Finance, in October 2006, there were 59,400 jobs in Madera County. Of those, 23,800 jobs were in the cities of Madera and Chowchilla, and 23,800 were in the unincorporated areas. This leads to a jobs/housing ratio of 1.27:1 for the County and 1.19:1 for the unincorporated areas.

(b and c) No Impact. This is an existing dairy. No housing or persons will be displaced as a result.

XIII. PUBLIC SERVICES

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

Discussion:

(a-i) Less than Significant Impact. The proposed project site is within the jurisdiction of the Madera County Fire Department.

Madera County Fire Department provides fire protection services to all unincorporated areas of Madera County, which has an estimated 2000 population of 74,734 persons. MCFD is a full service fire department and is comprised of 15 fire stations, a fleet of approximately 50 fire apparatus and support vehicles, 19 full-time career fire suppression personnel and 185 paid on-call firefighters, and 11 support personnel. The career fire suppression personnel and department administration are provided through a contract with the California Department of Forestry and Fire Protection (CDF, now referred to as CalFire). Fire prevention, clerical, and automotive support personnel are County employees. Based on the estimated 2006 population the unincorporated portion of Madera County has a current fire protection personnel ratio of 2.52:1000 to the populations (2.52 full-time career and paid on-call personnel to 1000 residents).

(a-ii) Less than Significant Impact. The Federal Bureau of Investigations suggests a law enforcement officer to population ratio of 1.7 – 2.2 per thousand in rural counties. Crime and emergency response is provided by the Madera County Sherriff's Department.

(a-iii) No Impact. This project will have no impact on schools.

(a-iv) No Impact. This project will have no impact on parks.

(a-v) No Impacts. No other facilities have been identified as being impacted by this project.

XIV. RECREATION

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

Discussion:

(a) *No Impact.* The project would have no discernable impacts to existing parks or require the provision of new or additional facilities.

(b) *No Impact.* The project will have no recreational facilities included nor will it require the construction or expansion of facilities as a result.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) *Less than Significant Impact.* The project has access from Road 19, designated as a Local roadway according to the General Plan. The parcel is between Road 10 and Robertson Boulevard in the Community of Chowchilla.

(b) Less than Significant Impact. Madera County currently uses Level Of Service "D" as the threshold of significance level for roadway and intersection operations.

The project is not anticipated to contribute significantly to the roadways of the county. There is the potential of adding to the cumulative level of service degradation, but that contribution is anticipated to be negligible.

(c) No Impact. No portion of this project will interfere with air traffic.

(d) Less than Significant Impact. The necessary road right-of-way was previously dedicated, having the 30 foot width along the north side of the roadway. Overall, visibility and sight distances are considered good and most of the proposed area is in use for agricultural purposes. Roadways in the vicinity tend to be flat and two-laned in nature, therefore the existing traffic load is not anticipated to add to or create or exacerbate traffic safety hazards.

Fog conditions occasionally exist during winter months in the valley which could present visibility issues. This could potentially add to "dangerous intersections" if drivers do not exercise appropriate caution. It is acknowledged that the driving public does not control weather conditions, however they do control how they drive depending on such conditions.

(e) No Impact. There are no anticipated changes to access to the site, so emergency access is not anticipated to be impacted at all.

(f and g) No Impact. No impacts identified.

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-g) No Impacts. The septic system for this development must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department requirements. The waste water disposal system must be designed for maximum discharge by a Registered Environmental Health Specialist, Geologist, or Civil Engineer.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion:

CEQA defines three types of impacts or effects:

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

(a) Less than Significant Impact. The project does not have the potential to degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory.

(b) Less than Significant Impact. The project will not generate significant environmental impacts. The incremental effect of the current project, when viewed in light of both existing development and reasonably foreseeable future projects, does not yield impacts which are cumulatively considerable.

(c) Less than Significant Impact. Impacts to air, water, soil, transportation and circulation could have potential impacts, but not to the level that could cause substantial adverse effects on human beings directly or indirectly.

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

California Department of Conservation

California Department of Finance

California Environmental Quality Act Guidelines

California Highway Patrol, Madera Area

California Regional Water Quality Control Board – Central Valley Region

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

Madera County Department of Engineering and General Services

Madera County Department of Environmental Health

Madera County Fire Department

Madera County General Plan

Madera County Roads Department

San Joaquin Valley Air Pollution Control District

San Joaquin Valley Air Pollution Control District Air Quality Modeling website
(http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm) accessed on November 13, 2008

United States Environmental Protection Agency

MITIGATED NEGATIVE DECLARATION

ND-2012-027

RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Chowchilla

LOCATION AND DESCRIPTION OF PROJECT:

The project consists of a request for a conditional use permit to allow the establishment and operation of a USDA approved dead stock collection center on Avenue 19 approximately 650 feet east of its intersection with Road 10 (no situs), Chowchilla. The property is zoned ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District. Size: 19.54 Acre. APN: 023-010-022.

ENVIRONMENTAL IMPACT:


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

BASIS FOR NEGATIVE DECLARATION:

The following conditions and mitigation measures are specifically included as a part of the negative declaration:

1. Any lighting associated with this project shall be hooded and directed downwards.
2. The applicant shall install and maintain a minimum six foot tall fence with landscaping around the facility. The design shall be sufficient to screen views.
3. The applicant shall install a landscape screen along the fences line. A landscape plan shall be prepared and submitted for approval to the Planning Department prior to the release of the conditional use permit which shows the location, type, size, and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any church building.
4. A final parking and circulation plan shall be prepared and submitted to the Planning Department for approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow. All parking and circulation paths must be paved.
5. All proposed driveway approaches shall be built to a Commercial County Standard.
6. The septic system for this development must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department requirements. The waste water disposal system must be designed for maximum discharge by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer acceptable to this Department. Prior to construction activities, a Report of Waste Discharge (ROWD) permit must be submitted to the RWQCB. Prior to facility operation, a Waste Discharge Report (WDR) must be obtained from the RWQCB for site operations that generate waste water.

On the basis that no significant amounts of traffic, noise, dust, light, or glare will result from this development, that no biological or cultural resources will be degraded, and that no significant increase in the demand for public services or utilities will be generated by this proposal, the Madera County Development Review Committee has directed that this mitigated negative declaration be prepared.



Madera County Development Review Committee

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

DATED: November 30, 2012

FILED:

PROJECT APPROVED:

CONDITIONS OF APPROVAL

PROJECT NAME:

Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Chowchilla (023-010-022-000)

PROJECT LOCATION:

on Avenue 19 approximately 650 feet east of its intersection with Road 10 (no situs), Chowchilla

PROJECT DESCRIPTION:

the establishment and operation of a USDA approved dead stock collection center

APPLICANT:

Central Valley Hide Dairyman's Collection Center

CONTACT PERSON/TELEPHONE NUMBER:

(323) 816-0754

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
	Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.				
Environmental Health					
	The construction and then ongoing operation of this facility must be done in a manner that shall not allow any type of public nuisance(s) to occur including, but not limited to the following nuisance(s): Odor(s), Vector(s), Dust, Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project and its particular location to populated areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.				
	The owners/operators of this project and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within this department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricant's) onsite at this location. Other related permit(s) may be required due to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricant's) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.				
	The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Fire	<p>At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105.2)</p> <p>A water storage tank for Fire Suppression purposes will be required. Tank size is dependent on cubic footage of proposed structure. Additional information will be required to determine storage capacity.</p>				
Planning	<p>The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.</p> <p>A minimum of 12 paved parking spaces and one truck parking space are required. A parking and circulation plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow, turnaround areas, etc.</p> <p>A sign plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall indicate size, color, and location of the sign.</p> <p>If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.</p>				
Road	<p>Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.</p>				

MITIGATION MONITORING REPORT

MND # 2012-027

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
	Any lighting for the projects will be directed away from adjacent properties as to not create any sort of impact.							
	The applicant shall install and maintain a minimum six foot tall fence with landscaping around the facility. The design shall be sufficient to screen views.							
	The applicant shall install a landscape screen along the fences line. A landscape plan shall be prepared and submitted for approval to the Planning Department prior to the release of the conditional use permit which shows the location, type, size, and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any church building.							
Agricultural Resources								
Air Quality								
	A final parking and circulation plan shall be prepared and submitted to the Planning Department for approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow. All parking and circulation paths must be paved.							
Biological Resources								
Cultural Resources								
Geology and Soils								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								
Noise								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	Population and Housing							
	Public Services							
	Recreation							
	Transportation and Traffic							
	All proposed driveway approaches shall be built to a Commercial County Standard.							
	Utilities and Service Systems							
	The septic system for this development must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department requirements. The waste water disposal system must be designed for maximum discharge by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer acceptable to this Department. Prior to construction activities, a Report of Waste Discharge (ROWD) permit must be submitted to the RWQCB. Prior to facility operation, a Waste Discharge Report (WDR) must be obtained from the RWQCB for site operations that generate waste water.							