

RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director

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

PLANNING COMMISSION DATE: April 2, 2013

AGENDA ITEM: #2

CUP	#2013-005	Conditional Use Permit to Allow a Hide Removal Facility
APN	#030-312-001	Applicant/Owner: Central Valley Hide Dairyman's Collection Center
CEQA	MND #2013-005	Mitigated Negative Declaration

REQUEST:

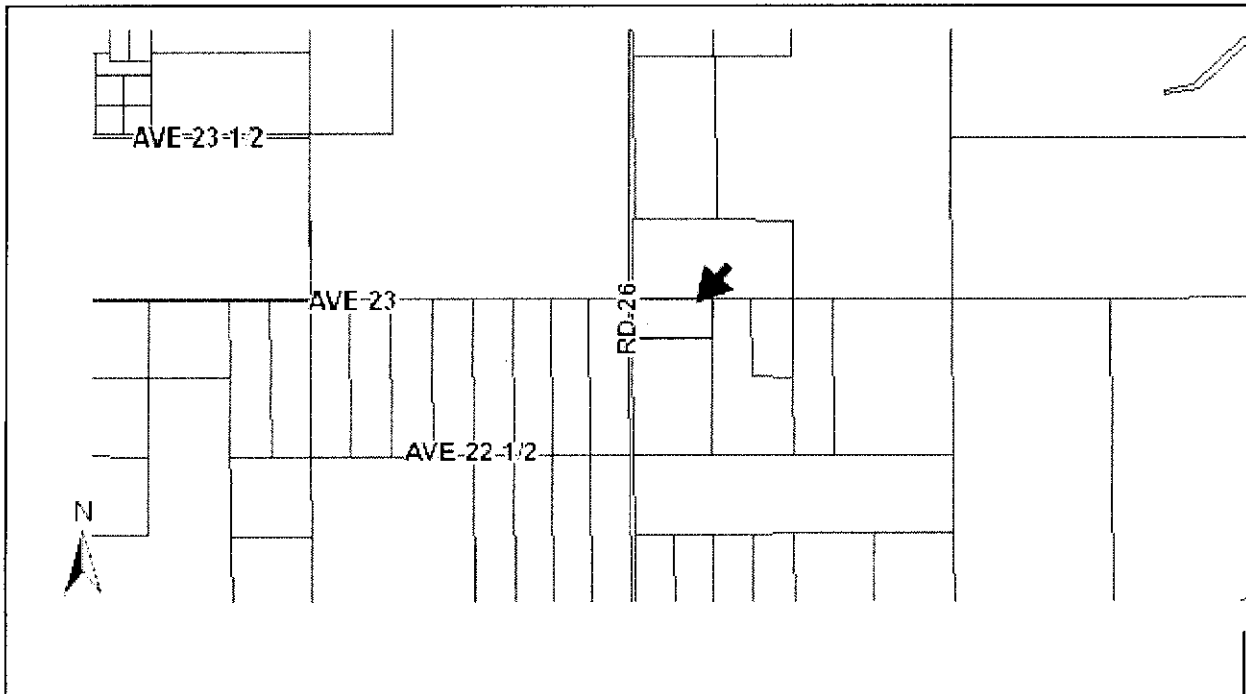
The applicant is requesting a conditional use permit to allow the establishment and operation of a USDA approved dead stock collection center.

LOCATION:

The property is located on the north side of Road 26 approximately 1 mile south of its intersection with Avenue 24 (Avenue 23 does not extend to Road 26), Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2013-005) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of the conditional use permit (CUP 2013-005) and Mitigated Negative Declaration (ND 2013-005) subject to conditions and the mitigation monitoring program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: AE (Agricultural Exclusive) Designation

SURROUNDING: AE (Agricultural Exclusive), OS (Open Space)

ZONING (Exhibit B):

SITE: ARE-40 (Agricultural Rural Exclusive – 40 Acre) District

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

LAND USE:

SITE: Vacant

SURROUNDING: Agriculture and rural residential

SIZE OF PROPERTY: 19.7 acres.

ACCESS (Exhibit A): Existing access to the parcel is provided via Road 23, Road 24, and Road 26.

BACKGROUND AND PRIOR ACTIONS:

None

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. Approximately 200 gals per day will be used. 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 18.58.010 of the Madera County Zoning Ordinance the permitted uses on an ARE-40 (Agricultural Rural Exclusive – 40 Acre) District parcel.

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-40 (Agricultural, Rural, Exclusive - 40 Acre) district. All properties surrounding the subject parcel are zoned ARE-40 (Agricultural, Rural, Exclusive - 20 Acre) or ARV-20 (Agricultural, Rural, Valley - 20 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.

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 20 acres to 325 acres. Agriculturally oriented businesses are allowed in the ARE-40 zone district with an approved conditional use permit, therefore, the proposal is consistent with the General Plan.

The existing facility, located in Merced County, is certified and inspected by the USDA, APHIS (Animal and Plant Health Inspection Service) to allow the exporting of Animal Products. The primary role of APHIS, VS in the certification of animal products for export is to provide certification about the animal health status of the region of origin of the product.

Approximately 80 to 130 dead cows and 1800 dead calves will be delivered each week. The hides are removed on a continuous basis, from 8:00 am to 8:00 pm. The hides are put in plastic bins. When the bins are full, the hides are moved to refrigerated trailers where they will be refrigerated until shipped out to the Los Angeles warehouse for further processing. Hides are shipped out every day or every other day as needed. The carcasses are shipped out daily by truck to the rendering company in Sacramento.

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.

Three letters of support were received from existing neighboring property owners and future neighboring property owners. (Exhibit R)

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 pursuant to Section 18.58.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the ARE-40 Zone District subject to a conditional use permit as an agriculturally oriented service*
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 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 of the surrounding properties. . 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 subject to a Williamson Act contract. Government Code §51238.1(a) states: "Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

- (1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

- (2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping."

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-40 (Agricultural, Rural, Exclusive - 40 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 20 acres to 530 acres. Agriculturally oriented businesses are allowed in the ARE-40 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 #2013-005 and Conditional Use Permit #2013-005 as presented subject to the following conditions and Mitigation Monitoring and Reporting Program.:

CONDITIONS:

Engineering Department (Exhibit K)

1. Prior to the start of any construction, 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.
2. The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by this project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer and shall meet all applicable standards and specifications of the California Code of Federal Regulations.

Environmental Health Department (Exhibit L)

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 wastewater 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 this operation.

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 property owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project. 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. In order to minimize any associated nuisances it is recommended that all facility operations take place within the enclosed building(s) located on this property.
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 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 M)

1. A water storage tank for fire suppression will be required on the project site and constructed in conjunction with the building permit for the proposed 7,500 sq. foot commercial structure.
1. All gates on the project site shall be provided with a knox box entry device prior to final building inspection or issuance of a conditional use permit; whichever comes first.
2. Parking lots shall be provided with twenty-foot wide roads with a 42-foot radius turning bulb or a looped road with a minimum outside radius of 42 feet for the turning around of fire apparatus as approved by the Madera County Fire Marshal. (CFC, Sections 503.2.5)

Planning Department

1. Facility to operate in accordance with submitted operational statement and site plans except as modified or conditioned by the Conditional Use Permit and associated Mitigated Negative Declaration and Mitigation Monitoring Program.
2. Any lighting for the projects will be directed away from adjacent properties as to not create any sort of impact.
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 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.

Road Department (Exhibit N)

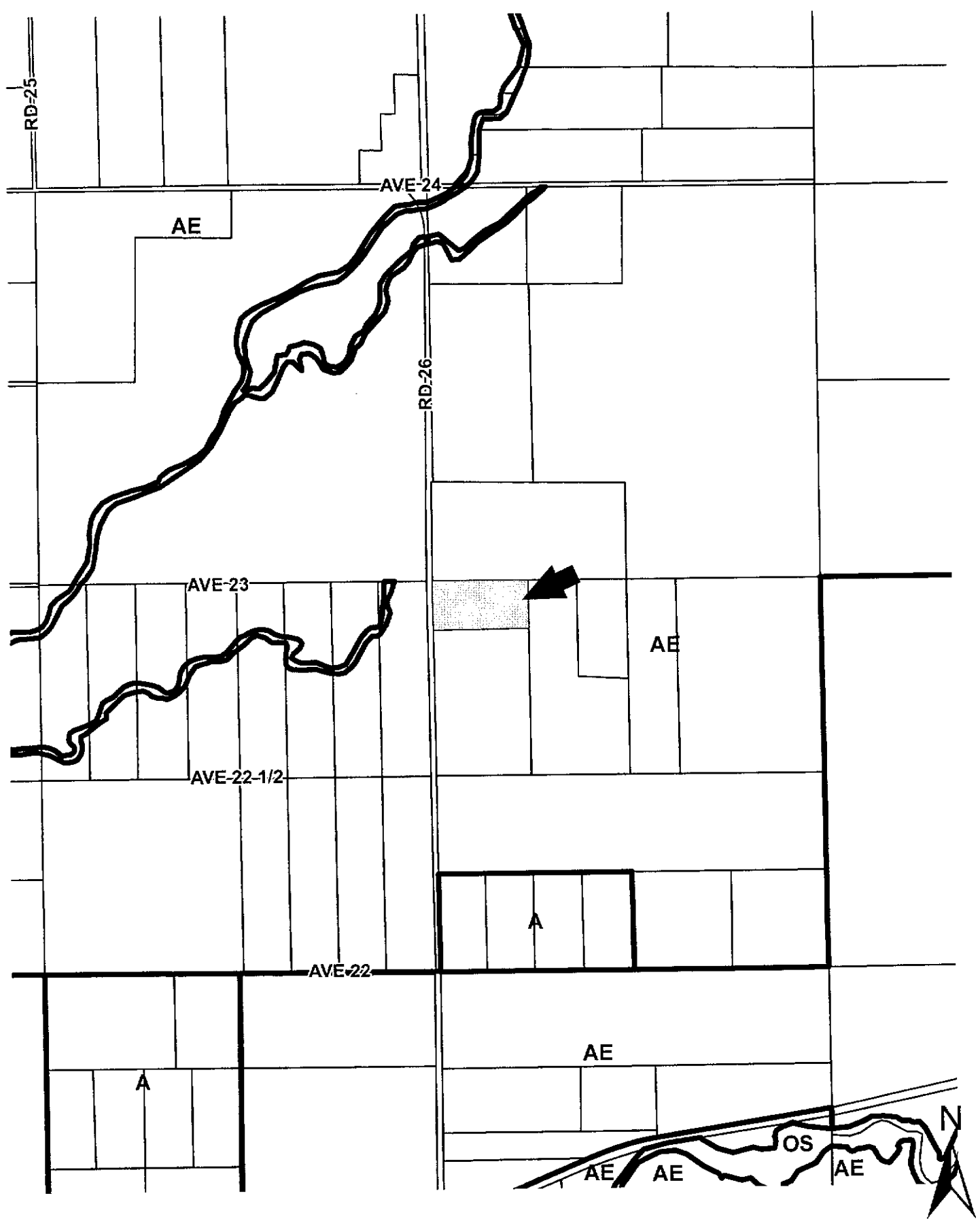
1. All proposed driveway approaches shall be built to a Commercial County Standard.
2. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.
3. An additional 20 foot strip of road right-of-way shall be grant deeded for Road 26.

San Joaquin Valley Air Pollution Control

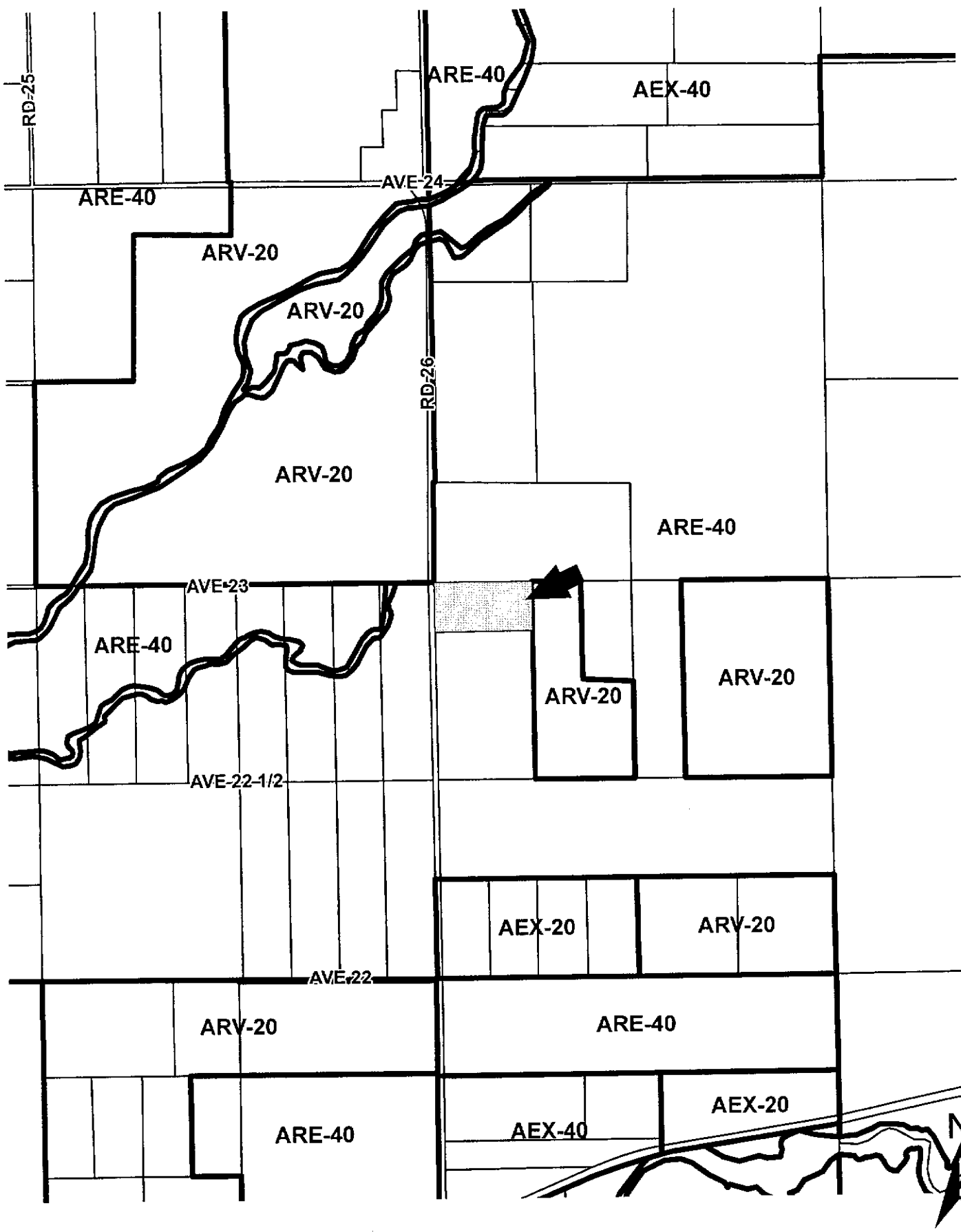
1. None

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, Dead Animal Hauler License
9. Exhibit I, Collection Center License and Inspection Package.
10. Exhibit J, Additional Information from Don Ctibor regarding runoff and Proposed Regulations for Collection Centers.
11. Exhibit K, Engineering Department Comments
12. Exhibit L, Environmental Health Department Comments
13. Exhibit M, Fire Department Comments
14. Exhibit N, Road Department Comments
15. Exhibit O, CEQA Initial Study
16. Exhibit P, Mitigated Negative Declaration #2013-005
17. Exhibit Q, CEQA Mitigation Monitoring and Conditions of Approval Monitoring Program
18. Exhibit R, Letter of Support



GENERAL PLAN MAP



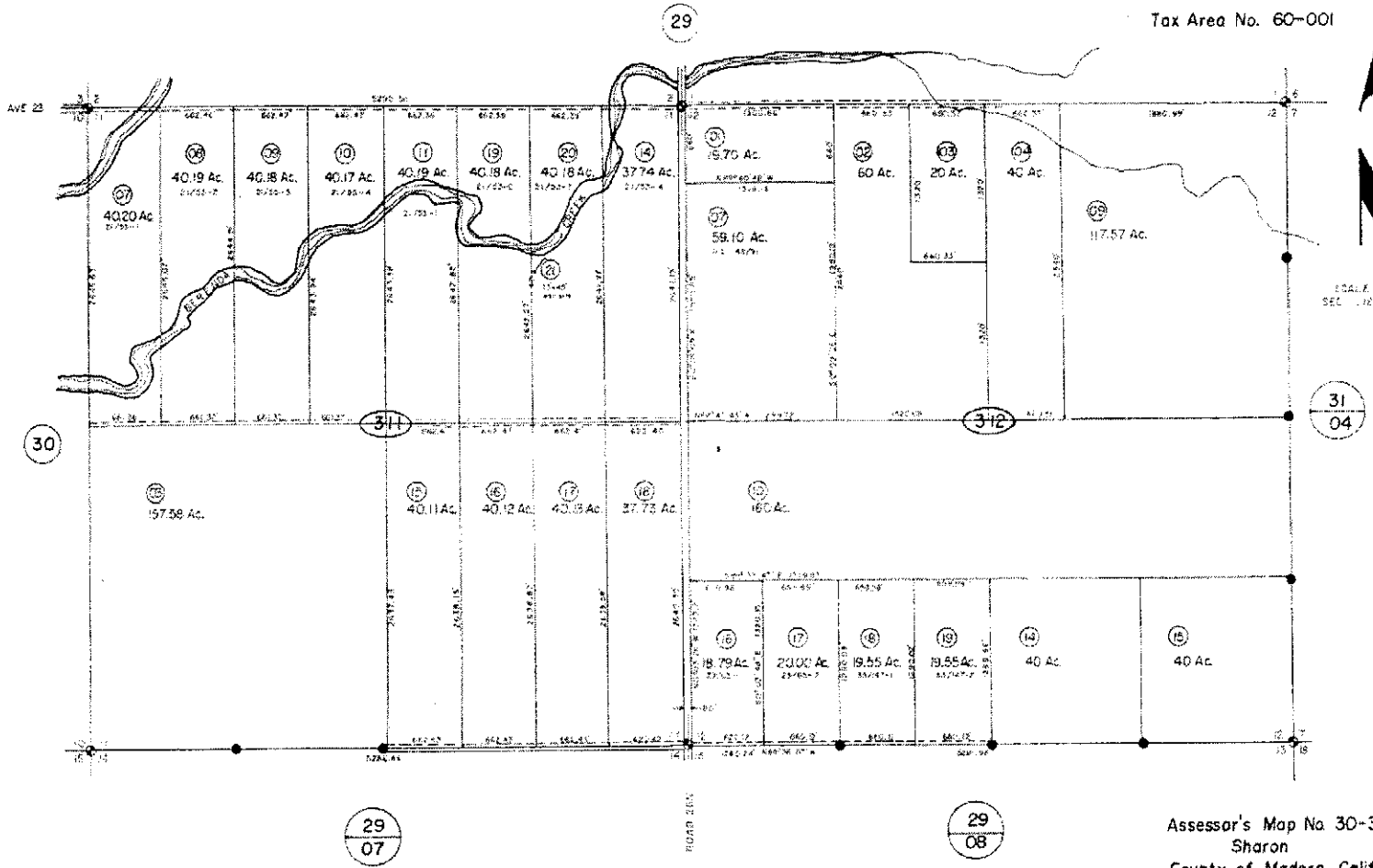
ZONING MAP

ASSESSOR'S MAP

SEC. 11 & 12 T.10S. R.17E. M.D.B.&M.

30-31

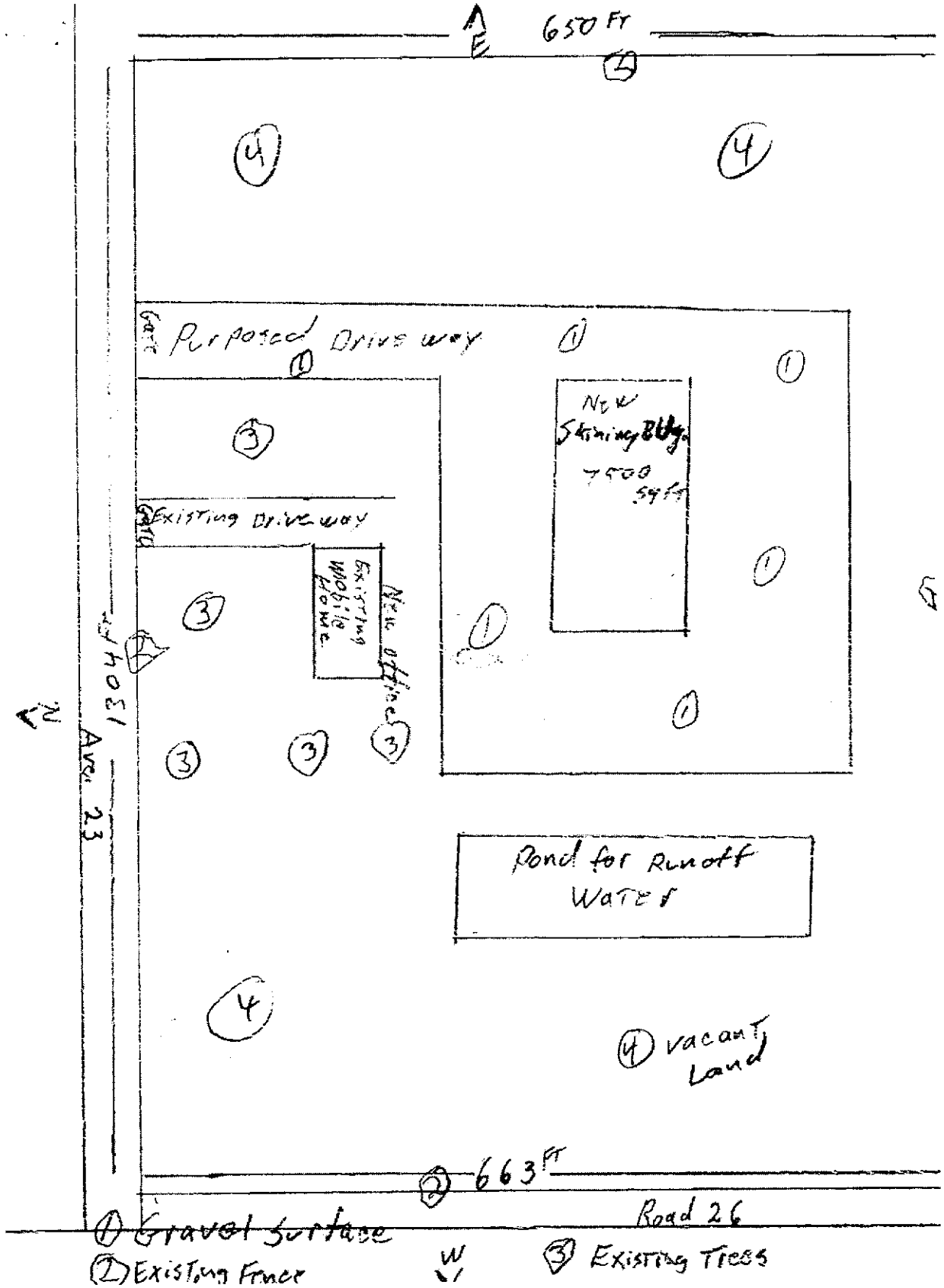
Tax Area No. 60-001



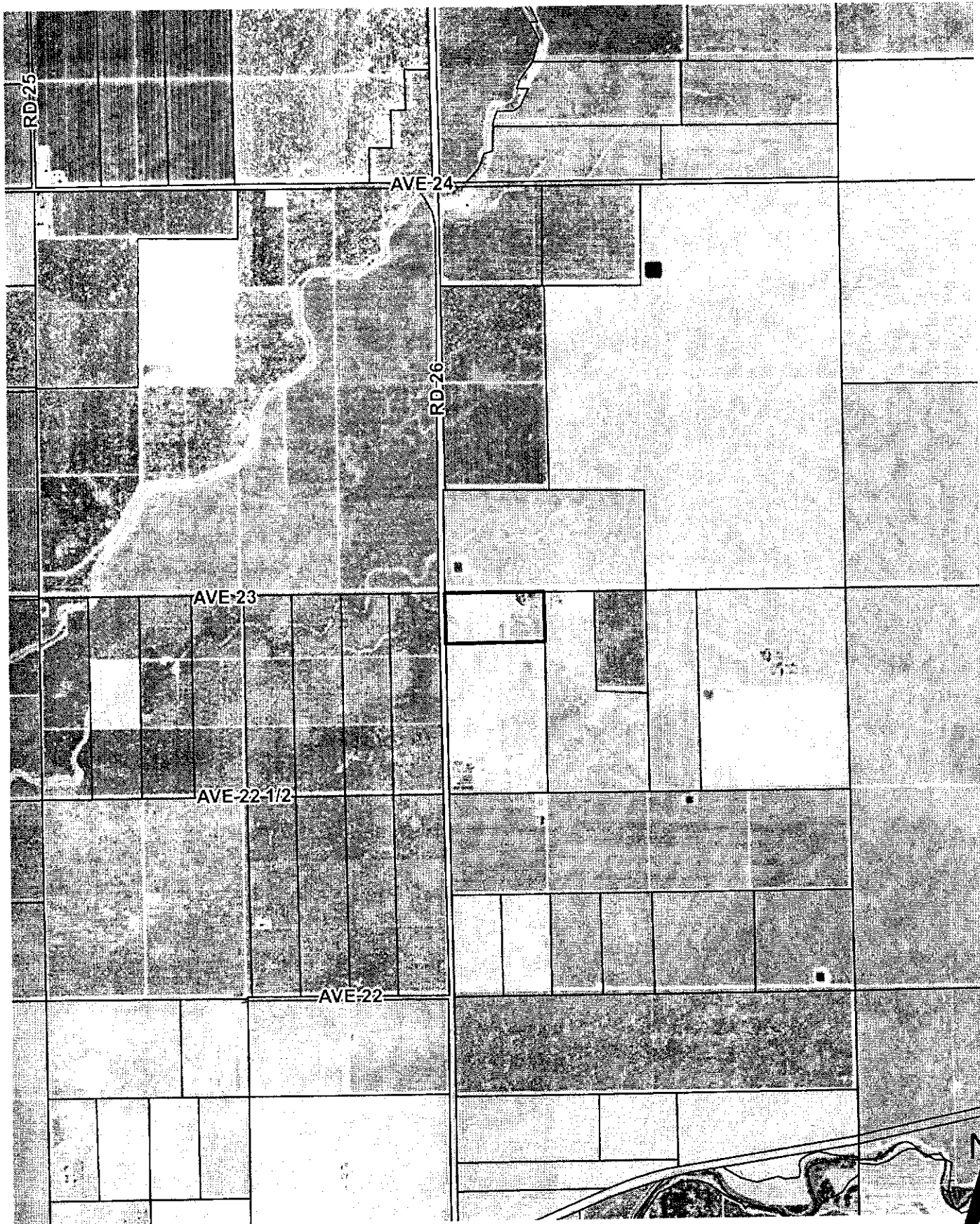
Assessor's Map No 30-31
Sharon
County of Madera, Calif
1955

EXHIBIT C

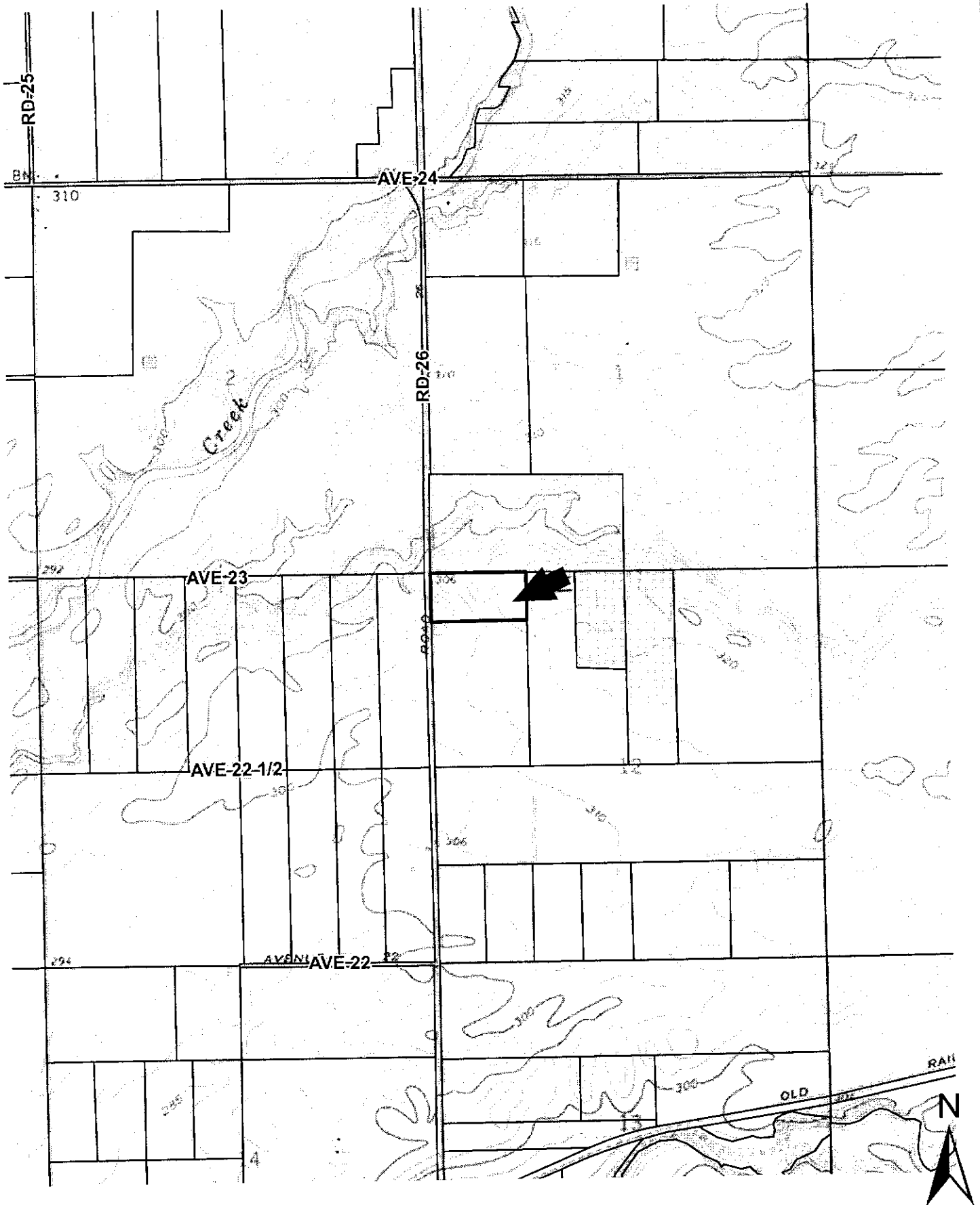
EXHIBIT D



SITE PLAN



AERIAL MAP



TOPOGRAPHICAL MAP

EXHIBIT G**DAIRYMAN'S HIDE CO., INC.**

3768 BANDINI BOULEVARD

LOS ANGELES, CA 90058

Phone (323) 266-4942 Fax (323) 266-4715

Dairyman's Hide Co., Inc.**Operation Statement:**

We are presently interested into purchasing property located 22893 Road 26, Madera Calif. 93638, A.P.N. 030-312-0001. We are an Agricultural service oriented business that is presently located in Merced, Ca. We presently service the Madera, Merced County areas.

Our facility is USDA licensed and approved; we have USDA health inspectors visit our facility throughout the year insuring our compliance with their rules and regulations.

When we return with our trucks and trailers back to our location where the next process is for our skinners to begin skinning these animals. Skinning is done on a continuous basis, from 8:00 a.m. to 8:00 p.m. Once the skinning is done, the skin is put in plastic Bins. The carcasses are put in other holding Bins. When the Bins are full with the skinned hides they are moved to refrigerated trailers where they will be refrigerated until its time for their bi-weekly journey down to Los Angeles and our main warehouse in Vernon for further processing. The Carcass Bins are taken daily by our Truck and the End Dump trailer to the Rendering Company in this case, Sacramento Rendering; there Sacramento Rendering also continues further processing of the carcasses.

Overview Plan for Site:

1. We would build a 5-10,000 Sq. Foot Building.
2. Use of 3 Trucks and 2 Refer Trailers, Two 30-Ft. End dump trailers, 3 Pickups and 1 Gooseneck Trl.
 - A. 1 Truck goes South, 1 Pickup goes North, 1 Pickup stays locally.
 - B. 1 Truck and Refer goes to Los Angeles 2 times per week.
 - C. 1 Tallow truck with End dump goes to Sacramento Rendering daily.

Thank you for your consideration to this matter, and we hope to hear from you very soon.

Sincerely,

Bob Robertson, President
Dairyman's Hide Co., Inc.
Cell: 323-816-0754
bobjr1956@sbcglobal.net

**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: 030-312-0001 (Prop. We are interested in purchasing)
Applicant's Name: Bob Robertson for Dairyman's Hide Co., Inc.
Address: 22893 Road 26, Madera, Ca.
Phone Number: N/A

2. Describe the nature of your proposal/operation.

To service Dairies in Madera County for their dead stock disposal needs and to supply us with the cattle hides and skins that our company sells in the International Markets.

3. What is the existing use of the property?

Vacant land with Trailer House

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 would be the hides and skins. They will eventually be processed in Los Angeles (our main facility) and sold to the international cattle hide and skins 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
Do any live onsite? If so, in what capacity (i.e. caretaker)?

At present we don't foresee any employees 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 Pickups, 1-Forklifts, 1-Gooseneck Trailer. Approx. 60 plastic bins (boxes)
All vehicles including trucks and trailers will park inside fenced area. Bin storage inside of building.

10. Will there be any service and delivery vehicles?

Number: 1

Type: Diesel Fuel Truck

Frequency: Once 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 be on premises only long enough to load or unload and no additional parking will be required.

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

Roads 23, 24, and 26

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 Reefer truck and trailer. Pickup truck with Gooseneck trailer 2-3 times per day. 2 Tractor trailers and dump 2 times per day.

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

No advertising will be 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.

Existing fence around property.

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.

- 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 gals 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 b 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 we presently use on a weekly basis for the solid wastes (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 building to street.
- 23. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.**
No archeological nor historically significant sites on this property.
- 24. Locate and show all bodies of water on application plot plan or attached map.**
No bodies of water on land.
- 25. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.**
Will be shown on 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 materials or wastes will be produced. All after-products will be sent via our seal 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): Cattle hides depot and skinning facility

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

Total number of employees: at present

Building Heights: 26 Ft.

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

EXHIBIT H

California Department of Food and Agriculture Meat, Poultry and Egg Safety Branch

1220 N Street, Sacramento, CA 95814
(916) 900-5004

Dead Animal Hauler License

Mailing Address:
CENTRAL VALLEY HIDE INC
3768 BANDINI BLVD.
LOS ANGELES, CA 90058-

Est # A-160

Facility Address:
CENTRAL VALLEY HIDE INC
956 E SANDY MUSH RD
MERCED, CA 95340

Expires: 12/31/2013

Authorized Use Of This License Is Restricted To California Licensed Dead Animal Haulers

EXHIBIT I

California Department of Food and Agriculture Meat, Poultry and Egg Safety Branch

1220 N Street, Sacramento, CA 95814
(916) 900-5004

Collection Center License

Est # A-369

Mailing Address:
DAIRYMAN'S COLLECTION CENTER
3768 BANDINI BLVD.
LOS ANGELES, CA 90058-

Facility Address:
DAIRYMAN'S COLLECTION CENTER
956 E SANDY MUSH RD
MERCED, CA 95340

Expires: 12/31/2013

Authorized Use Of This License Is Restricted To California Licensed Establishments

California Department of Food and Agriculture Meat, Poultry and Egg Safety Branch

1220 N Street, Sacramento, CA 95814
(916) 900-5004

Collection Center License

Est # A-369

Mailing Address:
DAIRYMAN'S COLLECTION CENTER
3768 BANDINI BLVD.
LOS ANGELES, CA 90058-

Facility Address:
DAIRYMAN'S COLLECTION CENTER
956 E SANDY MUSH RD
MERCED, CA 95340

Expires: 12/31/2013

Authorized Use Of This License Is Restricted To California Licensed Establishments

STATE OF CALIFORNIA

DEPARTMENT OF FOOD AND AGRICULTURE

Meat and Poultry Inspection Branch

1220 N Street
 Sacramento, CA 95814
 (916) 654-0504
 79-030 (Rev. 11/06)

Complete in duplicate. At the end of each month, distribute as follows:
 Original - Area Office
 Copy - To plant files

PLANT INSPECTION REPORT

Activity Codes Slaughter - S Processing - P Cleaning - C No Activity - N				Equipment / Plant Facilities / Procedures Acceptable - A Unacceptable - U Needs Improvement - NI Not Reviewed - NR			
Est. Name: <u>CENTRAL VALLEY HIDE</u>				Establishment Management / Employee / LMI / PMI			
Est. No. <u>LDH A-160</u>				1	<u>ERIC</u>		
Month: <u>February</u> Year: <u>2012</u>				2			
				3			
				4			
				5			
Date	Branch Employee	Time	Activity	Person Notified	Facilities	Equipment	Procedures
<u>2/2</u>	<u>[Signature]</u>	<u>12:00</u>	<u>P</u>	<u>[Signature]</u>	<u>A</u>	<u>A</u>	<u>A</u>

Comments, Inspectional Activity, Corrective Actions

2/2 TRUCK & TRAILER OK


 Branch Employee Signature

 Establishment Management Signature

YAHOO! MAIL
CLASSIC**Dairyman's Hide (CA-HID-0001) -- Approved by APHIS**

Friday, July 27, 2012 4:04 PM

From: "Cortes, Portia L - APHIS" <Portia.Cortes@aphis.usda.gov>

To: "Bob Robertson (dairymanhide@sbcglobal.net)" <dairymanhide@sbcglobal.net>

Cc: "Hale, Cheryl K - APHIS" <Cheryl.K.Hale@aphis.usda.gov>, "APHIS-Sacramento VS Inspections" <Sacramento.vs.inspections@aphis.usda.gov>

Dear Mr. Robertson,

Dairyman's Hide, located in Los Angeles, CA has been reapproved by APHIS for the following:

APPROVED UNDER 142/2011 AS AN UNGULATE HIDES/SKIN TREATMENT FACILITY TO DRY OR WET SALT HIDES/SKINS OF THE FOLLOWING SPECIES: BOS TAURUS**-FOR EXPORT ON THE 5B CERTIFICATE**

TRACES IV 3 3/4/2011.

Last Validated Date of Inspection is recorded as July 7, 2012. Please give this office a call 2-3 months before July 7, 2013 to start re-inspection process.

Portia Cortes, DVM, MSc, ACPV
10365 Old Placerville Road, Suite 210
Sacramento, CA 95827
Phone: (916) 854-3923
Fax: (916) 363-1125
E-Mail: portia.cortes@aphis.usda.gov
Or: Sacramento.VS.Import.Export@aphis.usda.gov

For Products:

<http://www.aphis.usda.gov/regulations/vs/iregs/products/>

For Animals:

<http://www.aphis.usda.gov/regulations/vs/iregs/animals/>

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Ungulate Hides/Skins Treatment Facility Pre-Inspection Package

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UNGULATE HIDES/SKINS TREATMENT FACILITY INSPECTION
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I. PURPOSE:

- A. Provide manufacturers an overview of the Animal and Plant Health Inspection Service (APHIS) approval process for the treatment of hides and skins of ungulates that will be exported to the EU on the Chapter 5(B) Health Certificate.
- B. This package is not for:
1. Finished materials (e.g. dog chews) intended for consumption by pets;
 2. Hides/skins of any animals other than ungulates;
 3. Hides/skins intended for use in materials intended for the production of materials for human consumption;
 4. Hides/skins that are from wild game; or
 5. The following treated hides and skins:
 - a. Hides/skins having undergone the complete process of tanning;
 - b. Wet blue hides/skins;
 - c. Pickled pelts;
 - d. Limed hides (treated with lime and in brine at a pH of 12 to 13 for at least eight hours).

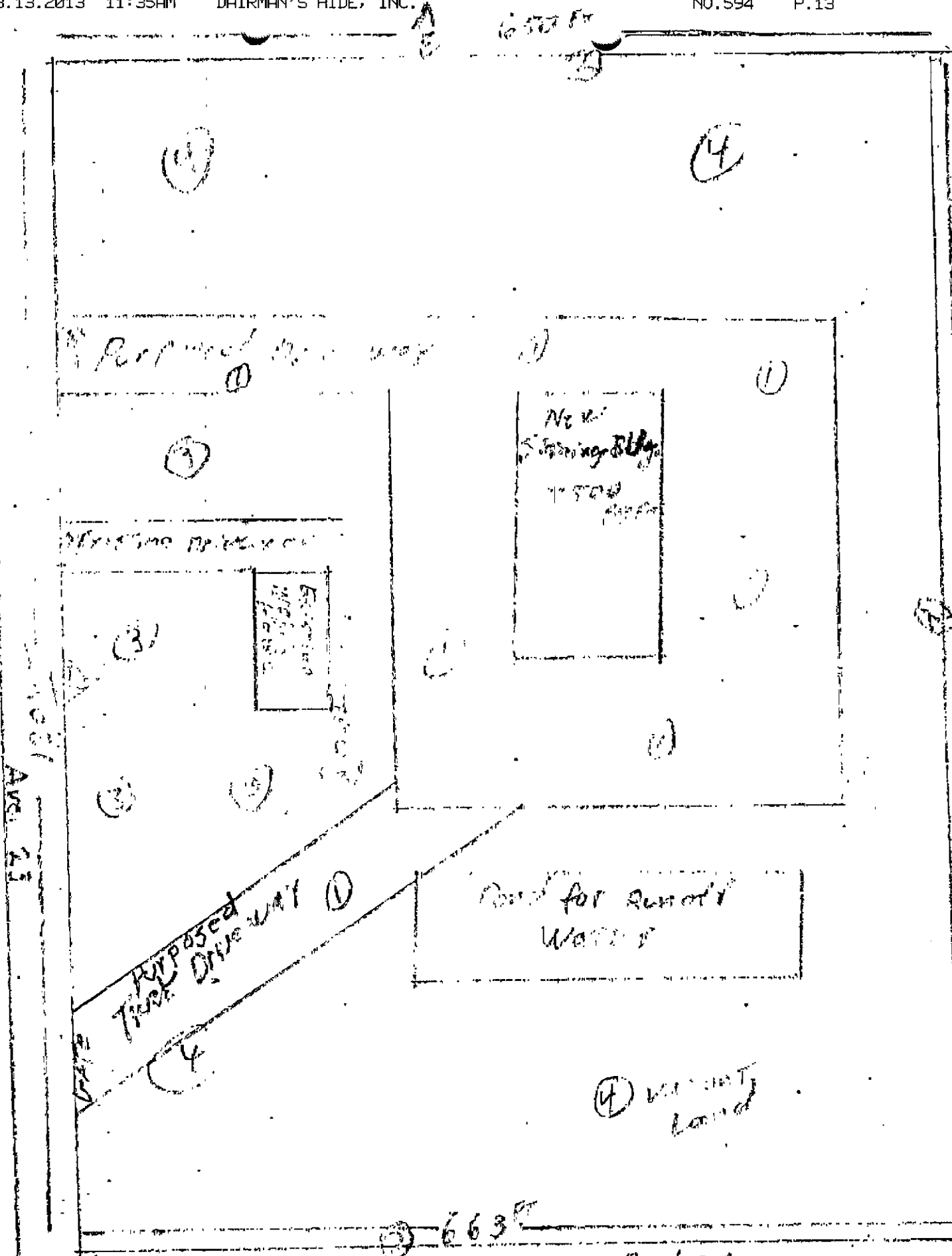
II. DEFINITIONS

- A. **Area Office:** The USDA APHIS Veterinary Services office with jurisdiction over the state where the facility is located.
- B. **Chapter 5(B) Health Certificate:** The "CHAPTER 5(B) Health certificate for treated hides and skins of ungulates, intended for dispatch to or for transit through the European Union" required by Regulation (EU) 142/2011 for the import of treated hides and skins.
- C. **Regulation (EC) 1069/2009:** EU legislation establishing the general requirements for handling animal by-products for purposes other than human consumption. This document is available on the Internet at the following address (under European Union):
<http://www.aphis.usda.gov/regulations/vs/iregs/products/>
- D. **Regulation (EU) 142/2011:** EU legislation implementing Regulation (EC) 1069/2009 and establishing the majority of the detailed requirements for handling animal by-products for purposes other than human consumption. This document is available on the Internet at the following address (under European Union): <http://www.aphis.usda.gov/regulations/vs/iregs/products/>
- E. **TRACES:** (Trade Control and Expert System) is a web-based database maintained by the government of the European Union to verify and share certain data related to trade of animals and animal-origin products. Some information within TRACES is available to the public via the Internet. The section of TRACES with details regarding facilities in countries outside the EU is:
https://webgate.ec.europa.eu/sanco/traces/output/listsPerActivity_en.htm

III. PRE-INSPECTION

- A. **Pre-inspection Documents:**

Amended Plot Plan



AVENUE 23

- ① Gravel surface
- ② Existing Fence

- ③ Existing Trees

Road 26

Prior to scheduling the inspection, the facility forwards several forms to the Area Office.

1. Requirements for Pre-Inspection Forms

- a. All forms used must be the exact forms included in this Pre-Inspection Package.
- b. Notarized forms must be notarized and signed by a company official who must be:
 - i The same individual who signed the other notarized forms (if more than one notarized form is required);
 - ii In a position of authority (e.g., owner, president, chief executive officer, or quality control manager) within the company; and
 - iii Qualified to verify the information provided.
- c. If attachments to the notarized forms are utilized, these attachments must clearly be part of the same notarized signed document. Each page must be numbered (p. X of Y) and initialed or signed by the signatory.
- d. Notarized forms cannot be altered once signed and notarized. If discrepancies are identified on a notarized document the facility must complete a new form.
- e. The facility's Quality Assurance Program is not a pre-inspection form. It is however, submitted to the Area Office with the other pre-inspection documents.

2. Request for Approval to Treat Hides and Skins of Ungulates for the EU

Prior to scheduling the inspection, the facility applying for approval reviews this pre-inspection form and this entire pre-inspection package. If after review, the facility is prepared to confirm that it produces products under the requirements, the facility completes and forwards this form (and the other required documents) to the Area Office.

3. Notarized Ingredients Form

- a. This form lists hides/skins that are treated under this package.
- b. This form also verifies that certain prohibited hides/skins are not utilized as ingredients.
- c. The following information must be included for any imported hides/skins:
 - i Supplier Name, City & State and country if not U.S.A.;
 - ii Ingredient(s) being supplied, including species of origin listing both common and scientific name, and the form of that ingredient [e.g. beef (*Bos Taurus*) hides;
 - iii Approving agency (e.g. APHIS or pertinent animal health ministry in the country of the supplier);
 - iv Reference number issued by approving agency.
- d. If the facility has (or intends to have) animal-origin materials in the facility that are not included on this form, they must have in place procedures to ensure that these other materials will not be commingled with products (or ingredients of products) manufactured under this package.

- e. APHIS approved suppliers:
- i If imported hides/skins are not shipped directly to the treatment facility, the facility receiving them must be approved by APHIS.
 - ii In order to utilize hides/skins from an APHIS approved supplier, the facility must ensure that their suppliers have and retain the pertinent APHIS approval.
 - iii A supplier is only considered approved by APHIS if the supplier has, for the pertinent approval, a "Last Validated Inspection Date" (LVID) within 365 days listed on the internal APHIS database known as Veterinary Services Process Streamlining (VSPS).
 - iv Facilities can contact the local Area Office to confirm if a supplier has the pertinent APHIS approval.
 - v **Facilities must ensure that they receive the following documentation from APHIS approved suppliers. The imported hides/skins that transit APHIS approved facilities must be identified on shipping documentation (bills of lading, shipping manifests, or letters of guarantee). This documentation must:**
 - (a). Clearly identify the ingredient and ingredient quantity; and
 - (b). The following statement: Product meets European Union requirements for production of treated hides for export on the Chapter 5(B) Health Certificate.
 - vi The facility should be prepared to present the required documentation for imported hides/skins listed on the **Notarized Ingredients Form**.
- f. Documentation required for imported hides/skins not from APHIS approved suppliers
- i In cases where the hides/skins are imported directly to the treatment facility from another country, the approving authority referenced on the **Notarized Ingredient Form** may be a federal or local authority of a foreign government. Any acronyms used must be defined. All shipments of imported hides/skins must be accompanied by lot-specific certificates from a full-time, salaried veterinary official of the supplying country's national animal health agency. The certificate must be for the specific ingredient and list the species of origin (scientific name). **A sample certificate from a previous shipment must be included with the form.** (If the facility has never imported the ingredient before, they should leave the ingredient off the form, and amend the form after the first importation. The ingredient must not be utilized for production for the EU until after the amended form is approved.) The options for certification are:
 - (a). The Regulation (EU) 142/2011 as amended **Chapter 5(B) Health Certificate** (Section II.2 may be omitted for hides/skins that will be fully treated in the United States); or
 - (b). Exception for materials shipped directly to the facility from New Zealand that will be fully treated in the United States):

The certificate may state that the hides/skins meet the requirements of Regulation (EC) 2003/56.

For access to the **Chapter 5(B) Health Certificate**, please visit the following site and select the "European Union" page:

<http://www.aphis.usda.gov/regulations/vs/iregs/products/>

4. Notarized Processing Method Form

This form verifies that the facility produces hides/skins for the EU under certain parameters.

5. Written Quality Assurance Plan (QAP)

Prior to submitting the pre-inspection forms to the Area Office, facilities must have (and continue to follow) a written quality assurance plan similar to the Hazard Analysis and Critical Control Points (HACCP).

This plan does not have to be called a "Quality Assurance Plan." Facilities commonly refer to these plans as "standard operating procedures." The plan must be written and must include the following elements:

- a. Procedures to ensure that hides/skins not listed on the approved **Notarized Ingredients Form** are not commingled during any stage of production with hides/skins handled under this package,
- b. Defined Critical control points (CCPs) and Critical Limit (CLs) including at least those on the **Notarized Processing Method Form(s)**.
- c. **Process Flow Diagram:** This diagram must be a schematic which:
 - i. Illustrates the flow of material, from the entry of untreated hides/skins into the facility through the exit of the treated hides/skins from the facility.
 - ii. Identifies and defines all required CCPs and CLs noted on the **Notarized Processing Method Form**.
 - iii. Explains procedures to follow if a CL is not met (e.g. destroy, reprocess, sell domestically.)
- d. A procedure to maintain records for at least two years.

B. Additional Requirements:

Additional criteria for approval are delineated in the Inspection Checklist. Facility management should review the checklist carefully prior to submitting their pre-inspection documents to ensure the facility meets all requirements.

IV. Review by the Area Office:

The Area Office reviews the pre-inspection submission, and then discusses with the facility either necessary revisions or the scheduling of the inspection.

V. INSPECTION GUIDELINES

- A. The facility must be in production at the time of the inspection.
- B. The inspector will have reviewed the pre-inspection documents prior to arriving at the facility for the inspection.
- C. **The plant official that signed the pre-inspection forms must be present for the inspection.**

- D. The inspection begins in the facility management office. The required documentation is reviewed with facility management at this time. This documentation includes:
1. A completed **Request for Approval to Treat Hides and Skins of Ungulates for the EU**.
 2. Required documentation from APHIS-approved suppliers.
 3. The completed **Notarized Processing Method Form(s)**.
 4. The written **Quality Assurance Program** including the **Process Flow Diagram(s)** defining each CCP and CL.
 5. Records of untreated hides/skins and CCP/CL monitoring should be available for at least 2 years, or since the program was implemented if less than 2 years.
- E. The Inspector and plant official review the checklist to establish that all questions will be addressed during the facility tour. The plant official then takes the inspector through the facility, addressing each remaining item on the checklist. At the end of the tour, the inspector asks the plant official to return to any areas necessary, or to show the evidence for any unanswered questions.

VI. APPROVAL PROCESS

- A. After the inspection, the checklist is reviewed by the VS Area Office. If they determine that recommendation for approval is appropriate, they forward a scan of the pre-inspection forms, the process flow diagram, and the inspection checklist to the APHIS National Center for Import and Export (NCIE).
- B. NCIE reviews the materials sent by the VS Area Office and makes the final determination regarding whether the facility is approved. If the facility is approved, NCIE enters (or updates) the appropriate information in VSPS and TRACES. (Information in TRACES may not be in effect for 24-48 hours after initial entry.) NCIE then notifies the Area Office of the status. The Area Office then notifies the facility management. Facilities are not considered approved (and may not ship under this approval) until the APHIS internal database (VSPS) indicates the relevant approval with a last validated inspection date within 365 days.

VII. RE-APPROVAL PROCESS

Facilities are responsible for contacting the Area Office to arrange for the required annual inspection. Facilities should begin the renewal process at least 2 months prior to the anniversary of their last validated inspection date. If more than 12 months have passed since the last validated inspection date, the facility is no longer considered approved and the relevant approval may be removed from TRACES.

VIII. BILLING FOR INSPECTIONS

Activities by the Area Office to approve facilities will be billed by the hour (Title 9, Code of Federal Regulations, Parts 156 and 130).

IX. NOTIFICATION OF NAME/MAILING ADDRESS CHANGE

- A. Facilities must notify the Area Office directly of changes to names or addresses. This notification must also include the date the changes are effective. This would be done when a facility has undergone a name change,

produces/export products under additional names (also known as) or has a change in their mailing address.

- B. The facility provides a **Notification of Name/Mailing Address Change** form to their local Area Office who will forward it to NCIE. After review of the form, NCIE will, if appropriate, make the change in the APHIS internal database and submit the change to TRACES.
 - C. "Mailing address" refers to a change in the street address for the same physical building.
 - D. NOTE: If a facility's physical location/address changes, the new facility will need to be inspected.
- X. CHANGES IN MANAGEMENT/PHYSICAL LOCATION**
This approval would only be valid for the actual facility inspected under the existing management. If either of the following conditions occurs, the approval is no longer valid.
- A. The facility's physical location/structure changes (e.g. the facility moves to a new location or remodels relevant portions);
 - B. The facility management changes.



EXHIBIT J

FW: Dairyman's Collection Center - Central Valley Hide, Inc.

Friday, January 11, 2013 4:08 PM

From: "Don Ctibor" <don.ctibor@chukchansiha.com>

To: "bobjr1956@sbcglobal.net" <bobjr1956@sbcglobal.net>

2 Files (256KB)



Informati... form200...

Hi Bob,

After meeting with Dale from the RWQCB and he and I reviewing the water quality results (from the Merced site) in regards to setting up a basin system with possible spray field he sent the following email response. I'm forwarding his response and forms for your review.

Don Ctibor, PE

If you have any questions or concerns you can contact me at the below addresses:

Don Ctibor, PE
Ctibor & Associates Engineering
Office: (559) 675-3449
Cell: (559) 361-1170
dctibor@yahoo.com

Or

Don Ctibor, PE
Assistant Executive Director/Projects Manager
Chukchansi Indian Housing Authority
Office: (559) 641-6888
Fax: (559) 641-6312
don.ctibor@chukchansiha.com

From: Harvey, Dale@Waterboards [mailto:Dale.Harvey@waterboards.ca.gov]**Sent:** Friday, January 11, 2013 4:01 PM**To:** Don Ctibor**Subject:** RE: Dairyman's Collection Center - Central Valley Hide, Inc.

Don, the data looks pretty good. I would like to know what the Biochemical Oxygen Demand of the runoff is and the Test Method No. for 'total solids.' It looks like the system you describe would be appropriate. Attached is a State Form 200 and the Information Needs List of which we spoke.

W. Dale Harvey, PE, MSCE
Senior Engineer
(559) 440-2100

<http://us.mc1813.mail.yahoo.com/mc/showMessage?pSize=25&sMid=111&fid=Inbox&m...> 2/13/2013

Water samples received 10.1.12

Monday, October 8, 2012 11:04 AM

From: "Terry McAninch" <tmcaninch@birkocorp.com>
 To: "dairymanhide@sbcglobal.net" <dairymanhide@sbcglobal.net>
 Cc: "Rick Hadley" <rhadley@birkocorp.com>

Dear Mr. Robertson:

We received 2 water samples from your plant—one labeled well water and the other labeled runoff. I did a ion panel on both samples:

Test	Well	Runoff
pH	8.4	6.7
Chlorine	0	1.1 ppm
Iron	0.04 ppm	1.8 ppm
Nitrate	1.9 ppm	39 ppm
Phosphate	1.2 ppm	19.9 ppm
Silica	16.1 ppm	59.5 ppm
Sulfate	19 ppm	0
Total Hardness	50 ppm	50 ppm
Calcium	30 ppm	30 ppm
Magnesium	20 ppm	20 ppm

In addition I checked for total solids:
 Well: 255 ppm Runoff: 592 ppm

TSS (total suspended solids) in the runoff was 187.5 ppm which is more than expected for normal ground water but not unrealistic if industrial processes are taking place outdoors. Because of the clarity of the well water it would have negligible TSS.

Observations

Water is very soft for well water—I'm guessing it must be a shallow well fed from a nearby stream or lake. This hardness level is more typical of surface water.
 The low chloride level tells me that you do not have an issue with salt runoff.
 High phosphate and nitrate is indicative of either fertilizer use or high organic content in the water from decaying plant and/or animal sources.
 The silica level is high in both samples. This is typically associated with the leaching of sandy soils in the area.

Terry L. McAninch
 Research & Development

Birko Corporation
 9152 Yosemite Street
 Henderson, CO 80640

Phone: 303-289-1090
 Toll Free: 800-525-0476
 Fax: 303-289-1190
 Email: tmcaninch@birkocorp.com

DEPARTMENT OF FOOD AND AGRICULTURE

MEAT AND POULTRY INSPECTION BRANCH

PROPOSED REGULATIONS

FOR

RENDERERS, COLLECTION CENTERS, DEAD ANIMAL HAULERS, AND
TRANSPORTERS OF INEDIBLE KITCHEN GREASE

The Department of Food and Agriculture, Meat and Poultry Inspection Branch, proposes various amendments to Subchapter 2 of Chapter 4, Division 2, of Title 3 of the California Code of Regulations.

1) Add a heading designation to Subchapter 2 of Chapter 4, Division 2, Title 3 of the California Code of Regulations, to read as follows:

Subchapter 2. Rendering and Pet Food

2) Amend the heading of Article 36 of Subchapter 2, Chapter 4, Division 2, Title 3 of the California Code of Regulations, to read as follows:

Article 36. ~~Definitions and General Provisions~~

3) Delete section 1180 of Article 36, Subchapter 2, Chapter 4, Division 2, Title 3 of the California Code of Regulations, to read as follows:

~~Section 1180. Definitions:~~

~~The definitions in Sections 10200-10214 of the Agricultural Code apply to this group, unless otherwise apparent from their context, and in addition:~~

~~(a) Dead animal means an animal which has died other than by slaughter.~~

~~(b) Inspected horsemeat means horsemeat produced in a slaughtering establishment under inspection by the Secretary, the Director, or a municipal inspection service approved by the Director.~~

~~(c) Secretary means the Secretary of the United States Department of Agriculture.~~

~~(d) Chief of the Bureau means the Chief of the Bureau of Meat Inspection or any officer or employee of the California Department of Agriculture whose authority has heretofore been delegated or may hereafter be delegated to act in his stead.~~

~~(e) Cow means all cattle.~~

(b) The following are minimum facility requirements for collection centers:

(1) Collection centers that receive carcasses of livestock, pets, poultry, or wild or zoological animals from any source other than a slaughter facility on the same premises shall not operate within 1000 yards of a facility that slaughters livestock, poultry, or other animals for human consumption or produces any meat or poultry products for human consumption. Collection centers that are licensed and operating within 1000 yards of a slaughter or meat and/or poultry processing facility on January 1, 2012 shall be exempted from this restriction.

(2) A building permit from the applicable county or municipal shall be obtained for proposed new construction or renovations to buildings that will be used for storage of animal carcasses, packinghouse waste or inedible kitchen grease.

(3) Inedible kitchen grease, carcasses, packinghouse waste and containers of packinghouse waste or inedible kitchen grease shall be unloaded and stored in holding buildings on a slab of sufficient size to hold such materials.

(A) The slab shall be made of concrete or other durable and cleanable material.

(B) The slab surface shall slope in a manner that prevents pooling of water and flow of any fluids off the slab, except to approved drainage. Water, other fluids, and other materials that drain from the slab shall not be permitted to create a nuisance, an environmental hazard, or a hazard to human or animal health.

(C) Collection centers that store inedible kitchen grease shall have a curb or other method of containment to keep fluids on the slab.

(4) Plumbing and drainage systems shall be approved by the county or city and shall be installed, operated and maintained so all solid and liquid wastes are disposed of in a manner that prevents nuisances and hazards to the health of humans and animals.

(5) Waste water from washing vehicles and surface water around the collection center and on the premises shall be disposed of in a manner that prevents the creation of nuisances and hazards to the health of humans and animals.

(6) Where a sump exists, equipment and systems shall be in place to dispose of all material that drains into the sump. Such equipment and systems shall be approved by the applicable local government agency.

(c) Collection centers shall be kept clean and in good repair and every practical precaution shall be taken to prevent the creation of nuisances.

(d) Collection centers, except those described in subsection (g) below shall have hot water and equipment available to clean floors, grounds, walls, equipment and other areas and surfaces where grease has been spilled.

Mar 18, 2013

Note Type:

EXHIBIT K

**** Engineering Department Corr./Comments**

DATE February 14, 2013

TO Planning Department

FROM Dario Dominguez, Assistant Engineer - DEGS

SUBJECT CUP 2013-005

- 1) The proposed project is not within the 100 year flood plain.
- 2) The subject property is not located in a County Service Area or Maintenance District.
3. Prior to the start of any construction, 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.
4. The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by this project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer and shall meet all applicable standards and specifications of the California Code of Federal Regulations.

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

RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

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

MEMORANDUM

TO: Becky Beavers
FROM: Madera County
DATE: March 19, 2013
RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Madera (03

Conditions

The Environmental Health Department has reviewed the proposed CUP #2013-005 for the Central Valley Hide Dairyman's Collection Center, located on APN: 030-321-001, within Madera County 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 wastewater 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 this operation.

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 property owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project. 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. In order to minimize any associated nuisances it is recommended that all facility operations take place within the enclosed building(s) located on this property.

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.

At the time of application for required county permits, a more detailed review of the proposed projects compliance with all current local and state codes will take place by the Madera County Environmental Health Dept.

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 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

EXHIBIT M

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: February 20, 2013
RE: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Madera (03

Conditions

A water storage tank for fire suppression will be required on the project site and constructed in conjunction with the building permit for the proposed 7,500 sq. foot commercial structure.

All gates on the project site shall be provided with a knox box entry device prior to final building inspection or issuance of a conditional use permit; whichever comes first.

Parking lots shall be provided with twenty-foot wide roads with a 42-foot radius turning bulb or a looped road with a minimum outside radius of 42 feet for the turning around of fire apparatus as approved by the Madera County Fire Marshal. (CFC, Sections 503.2.5)

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)



RESOURCE MANAGEMENT AGENCY Road Department

Johannes J. Hoevertsz, Road Commissioner

EXHIBIT N

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

MEMORANDUM

TO: Becky Beavers – Planning Department

FROM: Gary Neece – Road Department

DATE: February 20, 2013

SUBJECT: **CONDITIONAL USE PERMIT NO. 2013-005 / CENTER VALLEY HIDE**
(NOTE: PREVIOUS CUP NO. 2012-021)

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 26 designated as an Arterial roadway according to the General Plan. The parcel is located at the southeast corner of the Road 23 alignment.

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 additional 20 foot strip needed shall encompass the existing 20 foot easement to convert all the road r/w to fee title ownership.

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.
3. An additional 20 foot strip of road right-of-way shall be grant deeded for Avenue 26

Environmental Checklist Form

EXHIBIT O

Title of Proposal: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit (CUP 2013-002)
- Madera

Date Checklist Submitted: 2/13/2013

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Becky Beavers

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

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

Project Location:

The project is located on the north side of Road 26 approximately 1 mile south of its intersection with Avenue 24, Madera.

Applicant Name and Address:

Dairyman's Hide Co., Inc.
3768 Bandini Boulevard
Los Angeles, CA 90058

General Plan Designation:

AE (Agricultural, Exclusive)

Zoning Designation:

ARE-40 (Agricultural, Rural, Exclusive - 40 Acre)

Surrounding Land Uses and Setting:

Agriculture

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prior EIR or ND/MND Number

Beck Beavers
Signature

3/11/13
Date

I. AESTHETICS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 with Mitigation Incorporated

The project site is currently 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, and 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 with Mitigation Incorporated

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

General Information:

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

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

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

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

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

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

The parcel is under Williamson Act contract. It has been determined that the proposed business is allowed on ag preserve parcels. Government Code §51238.1.(a)(2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

(c - e) No Impact

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

General Information

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

The Department of Conservation oversees the Farmland Mapping and Monitoring Program. The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. The program's definition of land is below:

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

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

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

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

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

URBAN AND BUILT-UP LAND (D): Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

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

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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) Less than Significant Impact

Impacts in air quality are addressed by the San Joaquin Unified Air Pollution Control District. The proposed project would exceed 2,000 square feet of commercial space therefore it is subject to District Rule 9510. The project is subject to District Rule 9510. Individual development and construction will be subject to various district rules such as Regulation VIII, 4102, 4601 and 4641.

(c) Less than Significant Impact with Mitigation Incorporated

There is a potential of increase in dust due to truck traffic on the premises. A mitigation measure has been recommended requiring the parking and circulation paths to be paved.

(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. According to County aerials and records, only one residence is located within a one-half mile distance.

(e) Less than Significant Impact with Mitigation Incorporated

This project is commonly compared to a meat rendering facility of a slaughter house. This facility does not have the same odorous potential of the other facilities. Two letters have been received from a neighboring property owners next to the existing facility reporting no odors or litter. A mitigation measure is proposed to maintain a clean and odor free environment.

General Information

Global Climate Change

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

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

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

IV. BIOLOGICAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 (Kismet) for which this project is located indicates that some species may be located in the quadrangle, however, 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.

(b) Less than Significant Impact

The Berenda Creek is approximately ½ miles north of the project. 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 - f) No Impact

No known impacts.

General Information

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California tiger salamander	Threatened	None	SC	
Northern Hardpan Vernal Pool	None	None	None	
Vernal pool fairy shrimp	Threatened	None	None	
California linderiella	None	None	None	
Hairy orcutt grass	Endangered	Endangered	None	1B
San Joaquin Valley orcutt grass	Theatened	Endangered	None	1B
Greene's tuctoria	Endangered	Rare	None	1B

List 1A: Plants presumed extinct

List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.

List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere

List 3: Plants which more information is needed – a review list

List 4: Plants of Limited Distributed - a watch list

Ranking

0.1 – Seriously threatened in California (high degree/immediacy of threat)

0.2 – Fairly threatened in California (moderate degree/immediacy of threat)

0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known)

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

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

V. CULTURAL RESOURCES -- Would the project:

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

Discussion:

(a - d) Less than Significant Impact

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 "The 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

General Information

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.

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

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 – a-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.

The foothill area of the county is essentially a transition zone, containing old alluvial soils that have been dissected by the west-flowing rivers and streams which carry runoff from the Sierra Nevada's.

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

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

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

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

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

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

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

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

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

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

(b - d) No Impact
No impacts identified.

VII.	GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitiga- tion In corpo- ration	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 - b) Less than Significant Impact

The Operational Statement for this project indicates that there will be 12 employees. The estimated number of vehicle trips associated with the project will have a less than significant impact on Greenhouse Gas Emissions. 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.

General Information

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

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, outlines goals for local agencies to follow in order to bring Greenhouse Gas (GHG) emissions to 1990 levels (a 25% overall reduction) by the year 2020. The California Air Resources Board (CARB) holds the responsibility of monitoring and reducing GHG emissions through regulations, market mechanisms and other actions. A Draft Scoping Plan was adopted by CARB in order to provide guidelines and policy for the State to follow in its steps to reduce GHG. According to CARB, the scoping plan's GHG reduction actions include: direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

Following the adoption of AB 32, the California State Legislature adopted Senate Bill 375, which became the first major bill in the United States that would aim to limit climate change by linking directly to "smart growth" land use principles and transportation. It adds incentives for projects which intend to be in-fill, mixed use, affordable and self-contained developments. SB 375 includes the creation of a Sustainable Communities Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input 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 Incorporated

The applicant's Operational Statement does not indicate the use of hazardous materials, however, 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.

(d) No Impact

The facility is not located on a site known to be listed as a hazardous waste site.

(e - 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

This project is located in a rural, sparsely populated area, the chance of structures and persons being in line of advance of a fire, there is little chance of danger. However, the proposed facility would be approximately 7 miles from the nearest fire station. The Fire Marshal will review the requirements at building permit stage.

General Information

Any hazardous material because of its quantity, concentration, physical or chemical properties, pose a significant present or potential hazard to human health and safety, or the environment the California legislature adopted Article I, Chapter 6.95 of the Health and Safety Code, Sections 25500 to 25520 that requires any business handling or storing a hazardous material or hazardous waste to establish a Business Plan. The information obtained from the completed Business Plans will be provided to emergency response personnel for a better-prepared emergency response due to a release or threatened release of a hazardous material and/or hazardous waste.

Business owners that handle or store a hazardous material or mixtures containing a hazardous material, which has a quantity at any one time during the year, equal to or greater than:

- 1) A total of 55 gallons,
- 2) A total of 500 pounds,
- 3) 200 cubic feet at standard temperature and pressure of compressed gas,
- 4) any quantity of Acutely Hazardous Material (AHM).

Assembly Bill AB 2286 requires all business and agencies to report their Hazardous Materials Business Plans to the Certified Unified Program Agency (CUPA) information electronically at <http://cers.calepa.ca.gov>

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> |

Discussion:

(a) Less than Significant Impact with Mitigation Incorporated

The operational statement indicates that the waste water will be sprayed on the open land of the parcel or collected in a evaporation pond. Permits would be required by the California Regional Water Board and need to be properly setback from wells to prevent contamination. Therefore, 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 which will be less than significant.

(c - e) Less than Significant Impact

The parcel is comparatively flat with a slight slant to the north. There will be a requirement to pave the circulation and parking areas. However, this will be a small portion of the 20 acre parcel. Landscaping will be required that will assist in prevention of erosion. All drainage must be retained on the parcel. A mitigation measure has been proposed that states, "The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by this project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer and shall meet all applicable standards and specifications of the California Code of Federal Regulations."

(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 - 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.

General Information

Groundwater quality contaminants of concern in the Valley Floor include high salinity (total dissolved solids), nitrate, uranium, arsenic, methane gas, iron, manganese, slime production, and dibromochloropropane with the maximum contaminant level exceeded in some areas. Despite the water quality issues noted above, most of the groundwater in the Valley Floor is of suitable quality for irrigation. Groundwater of suitable quality for public consumption has been demonstrated to be present in most of the area at specific depths.

Groundwater quality contaminants of concern in the Foothills and Mountains include manganese, iron, high salinity, hydrogen sulfide gas, uranium, nitrate, arsenic, and methylbutylethylene (MTBE) with the maximum concentration level being exceeded in some areas. Despite these problems, there are substantial amounts of good-quality groundwater in each of the areas evaluated in the Foothills and Mountains. Iron and manganese are commonly removed by treatment. Uranium treatment is being conducted on a well by the Bass Lake Water

Company.

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstruction in areas of special flood hazards which increase flood height and velocities also contribute to flood loss.

X. LAND USE AND PLANNING – Would the project result in:

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

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

Discussion:

(a - b) No Impact

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.

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne 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 levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact

Must comply with the Madera County Noise Ordinance.

(b) Less than Significant Impact

Excessive groundborne vibration or noise levels are not anticipated during either construction or operations.

(c - 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 - f) No Impact

The project is over 5 miles from the City of Madera Municipal Airport and over 8 miles from the Chowchilla Airport. 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.

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.

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR NON-TRANSPORTATION NOISE SOURCES*

		Residential	Commercial	Industrial (L)	Industrial (H)	Agricultural
Residential	AM	50	60	55	60	60
	PM	45	55	50	55	55
Commercial	AM	60	60	60	65	60
	PM	55	55	55	60	55
Industrial (L)	AM	55	60	60	65	60
	PM	50	55	55	60	55
Industrial (H)	AM	60	65	65	70	65
	PM	55	60	60	65	60
Agricultural	AM	60	60	60	65	60
	PM	55	55	55	60	55

*As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers at the property line.

AM = 7:00 AM to 10:00 PM

PM = 10:00 PM to 7:00 AM

L = Light

H = Heavy

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING -- Would the project:

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

Discussion:

(a) No Impact

The project would not result in population growth, and would not displace existing housing or people.

(b - c) No Impact

This is a hide removal facility. No housing or persons will be displaced as a result.

General Information

According to the California Department of Finance, in January of 2012, the County wide population was 152,074 with a total of 49,334 housing units. This works out to an average of 3.33 persons per housing unit. The vacancy rate was 11.84%.

XIV. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpor- ation	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/> | <input 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 with Mitigation Incorporated

The proposed project site is within the jurisdiction of the Madera County Fire Department. The nearest fire station is over 8 miles away. Therefore, a water storage tank for fire suppression will be required on the project site and constructed in conjunction with the building permit for the proposed 7,500 sq. foot commercial structure.

(a-ii) Less than Significant Impact

The nature of the operation is not one that should attract crime. 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 Impact

No other facilities have been identified as being impacted by this project.

General Information

The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sherriff's Department. The proposed project will have no impact on local parks and will not create demand for additional parks.

The Madera County Fire Department exists through a contract between Madera County and the CALFIRE (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an "Amador Plan" contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law enforcement offi-

cial's per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

Single Family Residences have the potential for adding to school populations. The average per Single Family Residence is:

Grade	Student Generation per Single Family Residence
K – 6	0.425
7 – 8	0.139
9 – 12	0.214

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

XV. RECREATION

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

Discussion:

(a) 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.

General Information

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

and freeways, pedestrian and bicycle paths, and mass transit?

- b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?
- 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?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

(a) Less than Significant Impact

The proposed project is located on the southeast corner of the intersection of Avenue 23 and Road 26. The project has access from County Road 26 designated as an Arterial roadway according to the General Plan. The parcel is located at the southeast corner of the Road 23 alignment.

(b) Less than Significant Impact

Madera County currently uses Level Of Service "D" as the threshold of significance level for roadway and intersection operations. It is not anticipated that the proposed project will have any significant impacts to the circulation or roadway from this proposal.

(c) No Impact

The project is not large enough to significantly affect air traffic patterns of the area. In addition, there are no alternative transportation plans or policies in the area which would be affected.

(d) Less than Significant Impact with Mitigation Incorporated

The additional 20 foot strip needed shall encompass the existing 20 foot easement to convert all the road r/w to fee title ownership. 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.

(e - f) No Impact

This project will not result in inadequate emergency access.

General Information

According to the Institute of Traffic Engineers (7th Edition, pg. 268-9) the trips per day for one single-family residence are 9.57.

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

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

F	Excessive traffic delay	> 50
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Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	> 35 – 55
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local

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

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input 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 - c) No Impact

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.

(d) Less than Significant Impact

The operational statement indicates that daily water usage will be 200 gals per day. A well will be utilized to supply the need. The water consumption of the facility is minimal and will result in a less than significant impact upon the water basin.

(e) No Impact

There is not a wastewater treatment provider in the area which will be impacted by the proposed project.

(f - g) No Impact

The Fairmead Landfill was recently expanded to allow for a higher capacity of solid waste and could therefore serve this project.

General Discussion

Madera County has 34 County Service Areas and Maintenance Districts that together operate 30 small water systems and 16 sewer systems. Fourteen of these special districts are located in the Valley Floor, and the remaining 20 special districts are in the Foothills and Mountains. MD-1 Hidden Lakes, Bass Lake (SA-2B and SA-2C) and SA-16 Sumner Hill have surface water treatment plants, with the remaining special districts relying solely on groundwater.

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera and Chowchilla have adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

Groundwater provides almost the entire urban and rural water use and about 75 percent of the agricultural water use in the Valley Floor. The remaining water demand is met with surface water. Almost all of the water use in the Foothills and Mountains is from groundwater with only three small water treatment plants relying on surface water from the San Joaquin River and its tributaries.

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and the lower part of the Coarsegold area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

Madera County is served by a solid waste facility (landfill) in Fairmead. There is a transfer station in North Fork. The Fairmead facility also provides for Household Hazardous Materials collections on Saturdays. The unincorporated portion of the County is served by Red Rock Environmental Group. Above the 1000 foot elevation, residents are served by EMADCO services for solid waste pick-up.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, 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:

(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.

General Information

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.

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

Madera County General Plan

California Department of Finance

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

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

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

Madera County Integrated Regional Water Management Plan.

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

MITIGATED NEGATIVE DECLARATION

ND-2013-005

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

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 the north side of Road 26 approximately 1 mile south of its intersection with Avenue 24 (Avenue 23 does not extend to Road 26), Madera. The property is zoned ARE-40 (Agricultural, Rural, Exclusive – 40 Acre) District. Size: 19.7 Acre. APN: 030-312-001.

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. An additional 20 foot strip of road right-of-way shall be grant deeded for Road 26.
7. 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.

8. 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 property owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project. 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. In order to minimize any associated nuisances it is recommended that all facility operations take place within the enclosed building(s) located on this property.

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: March 11, 2013

FILED:

PROJECT APPROVED:

CONDITIONS OF APPROVAL

EXHIBIT Q

PROJECT NAME: Central Valley Hide Dairyman's Collection Center - Conditional Use Permit - Madera (030-312-001-000)

PROJECT LOCATION: on the north side of Road 26 approximately 1 mile south of its intersection with Avenue 24 (Avenue 23 does not extend to Road 26), Madera

PROJECT DESCRIPTION: Hide removal facility

APPLICANT: Central Valley Hide Dairyman's Collection Center

CONTACT PERSON/TELEPHONE NUMBER: Bob Robertson

	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
)	<p>Prior to the start of any construction, 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.</p> <p>The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by this project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer and shall meet all applicable standards and specifications of the California Code of Federal Regulations.</p>				
Environmental Health					
)	<p>The septic system for this development must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department requirements. The wastewater 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 this operation.</p> <p>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.</p> <p>The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.</p>				

MITIGATION MONITORING REPORT

MND # 2013-005

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.		Planning					
	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.		Planning					
	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 building.		Planning					
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.		Planning					

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	<p>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 property owners are the most adversely affected by any nuisances, like odors caused by even the most routine business operations within this type of project. 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. In order to minimize any associated nuisances it is recommended that all facility operations take place within the enclosed building(s) located on this property.</p>		Env. Health					
	Biological Resources							
	Cultural Resources							
	Geology and Soils							
	Hazards and Hazardous Materials							
	Hydrology and Water Quality							
	Land Use and Planning							
	Mineral Resources							

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	Noise							
	Population and Housing							
	Public Services							
	<p>A water storage tank for fire suppression will be required on the project site and constructed in conjunction with the building permit for the proposed 7,500 sq. foot commercial structure.</p>		Fire					
	Recreation							
	Transportation and Traffic							
	All proposed driveway approaches shall be built to a Commercial County Standard.		Roads					
	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.		Roads					
	An additional 20 foot strip of road right-of-way shall be granted for Road 26.		Roads					
	Utilities and Service Systems							

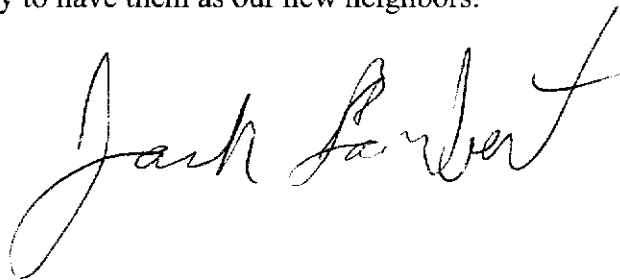
2/20/2013

To Whom It May Concern:

I am located east of Road 26 at the location Dairyman's Hide Co., Inc. is interested in purchasing. I have talked with their Plant Manager, Eric Tatham, and he informed me that they were interested in purchasing the property located at 22893 Road 26, Madera, Ca.

As their nearest neighbor, I am in support of Dairyman's Hide Co, Inc. purchasing this property and I welcomed them as my new neighbors. Eric Tatham, informed me what the business is about and what they would be doing there, I foresee no problem and I would be happy to have them as our new neighbors.

Sincerely,

A handwritten signature in cursive script that reads "Jack Lambert". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Yosemite Valley Beef Packing Inc.
970 E. Sandy Mush Rd.
Merced, Ca. 95340
Tel: 209-383-4060
Fax: 209-388-1625

December 21, 2012

To Whom It May Concern:

I am the President of and have operated Yosemite Valley Beef Packing at the above location for approximately the past 11 years. During such time, Central Valley Hide, Inc., DBA Dairyman's Collection Center, has leased a portion of the property for its hide business operations.

During Dairyman's tenancy, I have had a good relationship with Dairyman's Collection Center and its owner, Mr. Bob Robertson, and have not had any problems with their performance under the lease. In addition, Dairyman's business operations have not caused any problems relating to odors or litter.

I hope they will find a new property to enable them to prosper and continue to serve the surrounding communities.

Sincerely,



Michael Ban, Pres.

Trevor and Nicole Stephens

748 E. Sandy Mush Road

Merced, CA 95341

(209) 726-0481

December 27, 2012

To Whom It May Concern:

This letter is regarding Dairyman's Hide, 848 E. Sandy Mush Road, Merced California. We have personally lived next door for 8 years, our home is next to the business.

Dairyman's Hide is located roughly 100 yards from my home. Our driveways run right next to each other. Dairyman's Hide has been an excellent neighbor. We have never had an issue with the type of business that they perform. There have never been odors, debris, or anything else one might assume with a hide company. We personally on several occasions have been at the business periodically throughout the year. It is a clean operation.

All employees or workers associated with Dairyman's Hide have always been friendly and respectful. On several occasions we have been notified by Eric Tatum or other employees of issues regarding our home and personal property. We have been fortunate to have Dairyman's Hide as a neighbor and another set of watchful eyes over our home.

Please contact us if we can provide you with more information or if we can answer any questions.

Sincerely,


Nicole Stephens

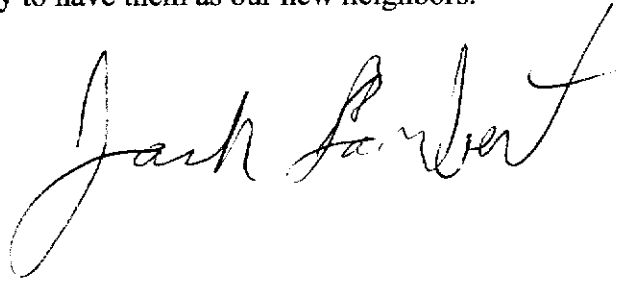
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