

RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP *BR*
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: July 1, 2014

AGENDA ITEM: #2

CUP	#2013-014	Conditional Use Permit to acknowledge an existing chicken ranch and to allow for expansion
APN	#030-190-040, -048	Applicant/Owner: Pitman Family Farms
CEQA	MND #2014-15	Mitigated Negative Declaration

REQUEST:

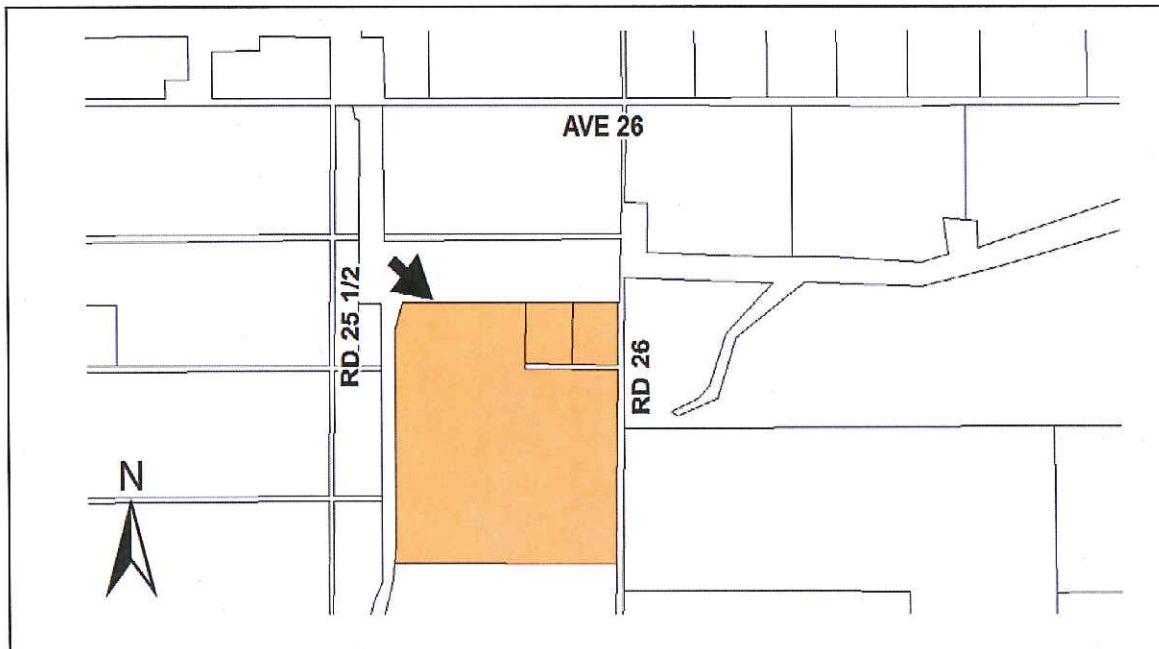
The applicant is requesting a Conditional Use Permit to acknowledge an existing chicken ranch and to allow for the expansion of the ranch.

LOCATION:

The subject properties are located on the west side of Road 26 approximately 0.34 of a mile south from its intersection with Avenue 26 (25630 Road 26) Chowchilla

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2014-15) (Exhibit Q) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends approval of Conditional Use Permit #2013-014 subject to conditions, Mitigated Negative Declaration MND #2014-15, and the Mitigation Monitoring Program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: AE (Agricultural Exclusive) Designation

SURROUNDING: AE (Agricultural Exclusive) Designation

ZONING (Exhibit B):

SITE: ARV-20 (Agricultural Rural Valley – 20 Acre) District

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

LAND USE:

SITE: Existing chicken farm

SURROUNDING: North: Field; East: Field; South: Vacant; West: Trees.

SIZE OF PROPERTY: 91.31 acres

ACCESS (Exhibit A): Access to the site is via Road 26

BACKGROUND AND PRIOR ACTIONS:

None

PROJECT DESCRIPTION:

The request is to recognize an existing chicken ranch and allow it to expand its' operations on the parcels related to the operation. The expansion includes 4 25,500 square feet poultry barns, for a total of 102,000 square feet in new buildings.

ORDINANCES/POLICIES:

Section 18.62.010 of the Madera County Zoning Ordinance outlines the permitted uses in an ARV-20 (Agricultural Rural Valley – 20 Acre) District.

Section 18.92 of the Madera County Zoning Ordinance outlines the procedures for obtaining Conditional Use Permits.

Policy 5.A.6 of the Madera County General Plan encourages continued and, where possible, increased agricultural activities on lands designated for agricultural uses.

Policy 5.C.3 of the Madera County General Plan shall require new development of facilities near rivers, creeks, reservoirs, or substantial aquatic recharge areas to

CUP #2013-014
STAFF REPORT

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mitigate any potential impacts of release of pollutants in flood waters, flowing river, stream, creek, or reservoir waters.

Policy 5.C.4 of the Madera County General Plan shall require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities, and shall encourage the urban storm drainage systems and agricultural activities to use BMPs.

Policy 5.D.4 of the Madera County general Plan shall require riparian protection zones around natural watercourses. Riparian protection zones shall include the bed and bank of both low and high flow channels and associated riparian vegetation, the band of riparian vegetation outside the high flow channel, and buffers of 100 feet in width as measured from the top of bank of unvegetated channels and 50 feet in width as measured from the outer edge for the canopy of riparian vegetation. Exception may be made in existing development areas where existing development and lots are located within the setback areas.

ANALYSIS:

The request is to recognize an existing chicken ranch and allow it to expand its' operations on the parcels related to the operation. The expansion includes 4 25,500 square feet poultry barns, for a total of 102,000 square feet in new buildings.

The General Plan designates the site as AE (Agricultural Exclusive) which allows for similar uses as to that being proposed. The property is zoned ARV-20 (Agricultural Rural Valley – 20 Acre) District. The proposed project is consistent with the designations. The parcel is not in a Williamson Act contract.

According to the operational statement, the facility is anticipated to generate six vehicle trips and one truck trip for deliveries per day. Additionally, larger deliveries are anticipated every three months for delivery of baby chicks, bedding and related materials. The operation will require semi truck deliveries of baby chicks approximately every three months and bedding material delivery on a regular basis. There will be a semi truck pick-up of live chickens also every three months to deliver to a processing plant. It is anticipated that there will be six employee vehicle trips and one semi truck trip per day. No customers or visitors will come to the site due to bio-security reasons.

The Madera County Transportation Commission on their most recent traffic counts at the intersection of Avenue 26 and Road 26, which is just north of the facility, indicated that the maximum peak period counts both east and west bound are approximately 496 vehicles. Both Road 26 and Avenue 26 are considered arterial roads within the road network. Given the peak period counts on Road 26 and Avenue 26, the overall impact is not expected to be significant in the area.

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The Road Department anticipates the amount of trips to be 12 per day, which coincides with the above analysis.

Water usage for the site is estimated currently at 300 gallons per day, with an estimated 800 gallons per day usage when the new barns are fully constructed. The water will be supplied by an on-site well. The water usage is exclusively for consumption by the poultry. There is no anticipated wastewater discharge. The site is expected to generate approximately 400 pounds of trash on a weekly basis.

The Madera Canal runs past the property just north of the northerly property line and a tributary runs along the western edge of the property line. During a site visit it was noted that the canal and tributary was dry; however, it can be assumed that during normal rainfall periods, that both will have water flow. No riparian habitation was noted during the site visit. The General Plan, however, requires setbacks of 100 feet in width from unvegetated channels, and 50 feet of vegetated channels so as to not impact either known or potential riparian zones.

The project was circulated to County Departments and outside regulatory agencies for comments and conditions. This included the San Joaquin Valley Air Pollution Control District, Regional Water Quality Control Board, CALTRANS and the Department of Fish and Wildlife (formally the Department of Fish and Game). The Department of Fish and Wildlife, San Joaquin Valley Air Pollution Control Board and Caltrans responded.

The Department of Fish and Wildlife had expressed concerns regarding potential impacts to wildlife habitats and certain species. A review of available data, and a site visit, and given where the expansion is going, the potential for impacts to the indicated species is less than likely. Additionally, given that the facility has been in operation at the same location for at least 50 years, the potential for any species habitats on the parcel or even migratory habitats is unlikely.

When the project was originally submitted, forty - 25,500 square foot structures were proposed. The San Joaquin Valley Air Pollution Control District commented on the project that it was a large facility and potentially an impact to air quality. They recommended an air assessment be conducted. Discussions between the Air District and the owners of the facility resulted in the applicant reducing the number of facilities, thus classifying the project as a smaller facility. The current proposal is now four – 25,500 square foot new structures to supplement what is there. The proposed reduction was re-circulated to internal departments as well as the Air District to see if there were any changes to conditions. All indicated that there were no changes to their comments and conditions as a result of the reduction.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,231.25 to cover the Notice of

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Determination (CEQA) filing at the Clerks' office. The amount covers the current \$2,181.25 Department of Fish and Wildlife fee and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of 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 18.62.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the ARV-20 Zone District subject to a conditional use permit for a poultry farm. The poultry farm began operations at a time when such operations were not addressed in the zoning ordinance and was grandfathered in at such time as a Conditional Use Permit was required for operations to exist. The grandfathering allowed it to exist as a legally non-conforming use with the caveat that any expansions related to the operation would require a Conditional Use Permit to, at a minimum, acknowledge the operations as existing, thus bringing it into conformity with the zoning ordinance.
2. *The proposed project is not contrary to the public health, safety, or general welfare* in that the facility will adhere to all conditions of approval and mitigations as approved as they relate to the operations. The facility is also regulated and monitored by the Air Resources Board and other Regional and State agencies.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors*, in that the project must adhere to local and state health and building codes. In addition, any potential environmental impacts have been mitigated to a level of less than significant through mitigation measures as outlined by the mitigated negative declaration and conditions of approval for the conditional use permit.
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 proposed project is compatible with the nature of adjacent uses. The surrounding properties are largely vacant or in agriculturally based uses. The surrounding area is sparsely populated. As the facility

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has been in existence for approximately 50 years, and there is little change in the amount of structures, there is no anticipated impact to property values or general desirability of the surrounding properties.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the site as AE (Agriculturally Exclusive) which allows for similar uses as to that being proposed. The property is zoned ARV-20 (Agricultural, Rural, Valley – 20 Acre) District. The proposed project is consistent with the designations.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2013-014), Mitigated Negative Declaration (MND #2014-15) and the Mitigation Measure Monitoring Program as presented.

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 D-2, Elevations
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Operational Statement
9. Exhibit G-1, Revised project proposal (#1 on Operational Statement)
10. Exhibit H, Engineering Comments
11. Exhibit I, Environmental Health Comments
12. Exhibit J, Fire Department Comments
13. Exhibit K, Planning Department Comments
14. Exhibit L, Road Department Comments
15. Exhibit M, Air District Comments
16. Exhibit M-1, Revised Air District Comments
17. Exhibit N, Caltrans Comments
18. Exhibit O, Fish and Wildlife Comments
19. Exhibit P, Initial Study
20. Exhibit Q, Mitigated Negative Declaration

CONDITIONS OF APPROVAL

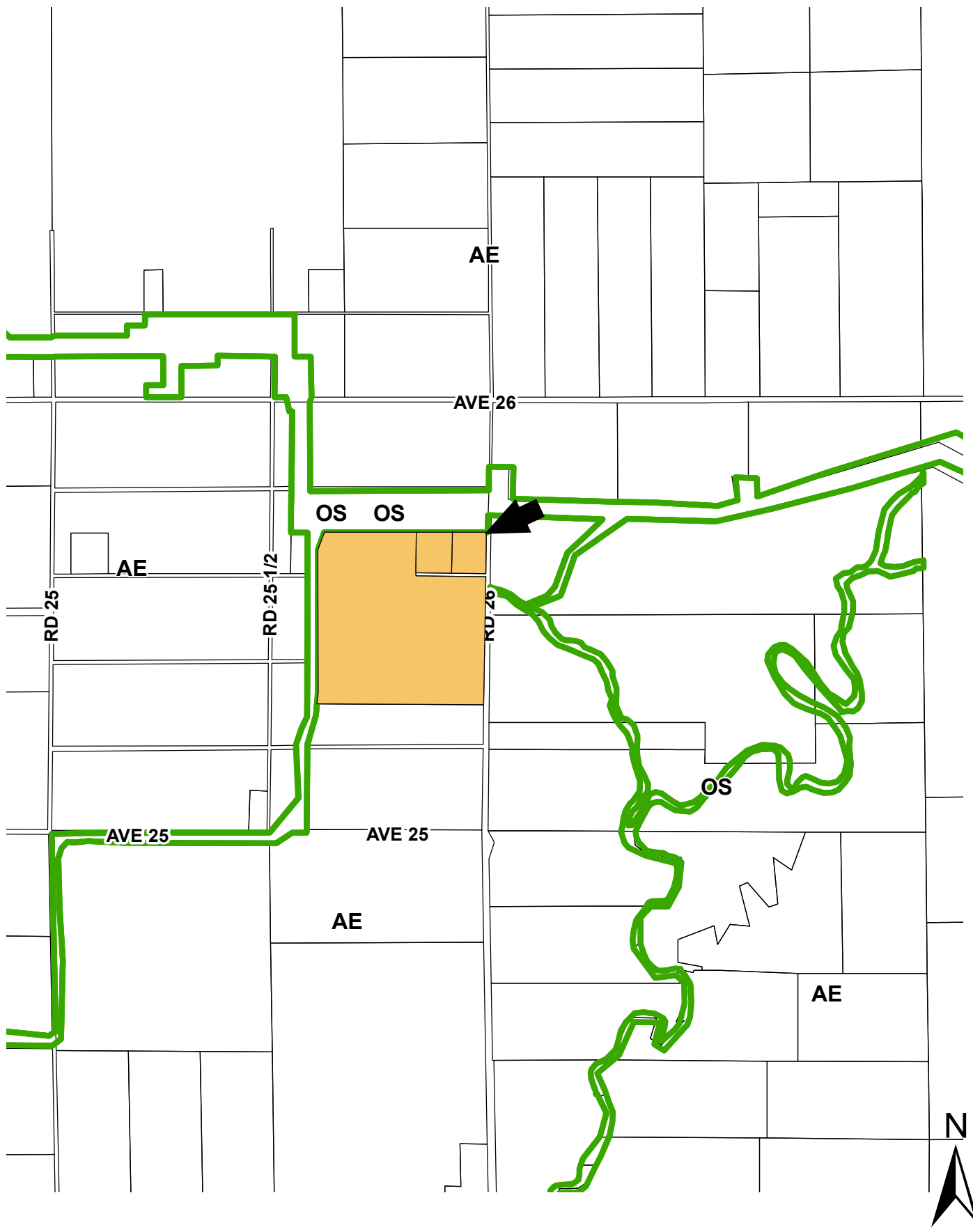
PROJECT NAME: CUP #2013-013 Pitman Family Farms Chicken Ranch Expansion
PROJECT LOCATION: west side of Road 26, south of Avenue 26
PROJECT DESCRIPTION: Recognition of existing farm and to expand by 40 barns

APPLICANT: Pitman Family Farms
CONTACT PERSON/TELEPHONE NUMBER: 559-876-9300

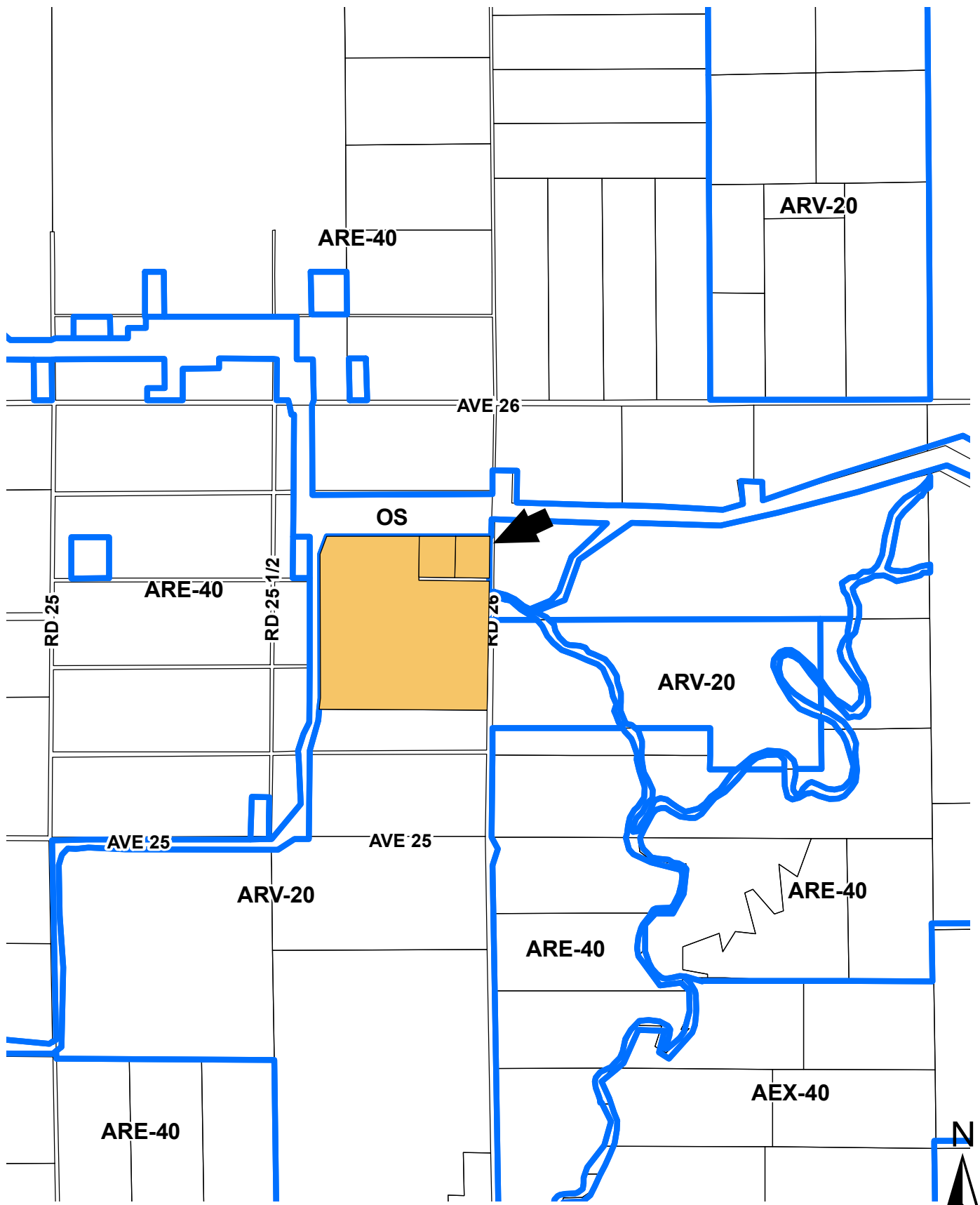
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
1	Prior to the start of any construction, the applicant shall secure a Building Permit from the Building Department. All construction shall meet the most current standards and all applicable codes. All plans must be prepared by a licensed architect or registered civil engineer.	Eng.			
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 the project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer	Eng.			
3	All projects containing 1 acre or more of soil disturbance are required to submit a Storm Water Pollution Prevention Plan (SWPPP) and report.	Eng.			
Environmental Health					
1	The waste water system accumulation from the poultry farm for this facility must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department (EHD) requirements. A Report of Waste Discharge (RWD) application must be submitted to the RWQCB in order to obtain a RWD permit. Applicant must provide a copy of the approved RWD to EHD prior to facility expansion.	EH			
2	A Dead Animal Plan is required for all animal operations; the plan shall address animal mortality procedures and mitigation due to special or natural occurrences that might occur on-site.	EH			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
3	Provide a Pest Management Plan. The Pest Management Plan must go into detail of how each known vector will be identified, tracked, eliminated or significantly reduced and how this program will be implemented. This Pest Management Plan must be provided for review and approval by this department prior to approving of this CUP to ensure that vector(s) are handled on site to effectively prevent them or at a minimum significantly reduce them from becoming an off-site nuisance.	EH			
4	Provide a Manure Processing and /or Composting Management Plan to ensure that manure is stored and processed on-site to effectively reduce off site; odors, vectors, and or other possible nuisances to within an acceptable level as not to cause or create a nuisance.	EH			
5	On-site wells Agriculture, Domestic, and/or Public wells must maintain setback requirements under Regional Water Quality Control Board (RWQCB) Water Well Standards, California Department of Public Health Drinking Water Program and Madera County Code Chapter 13.52 and Chapter 14.20. All surface water runoff shall be diverted away from any water well(s) and/or sewage disposal system areas on the property.	EH			
6	If your facility handles/store any hazardous materials on-site or generates hazardous waste you may be subject to permitting requirements through our department. As of January 2013 all Certified Unified Program Agency (CUPA) regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at www.cers.calepa.ca.gov . Contact the CUPA program if you have any questions at (559) 675-7823.	EH			
7	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Solid Waste refuse. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
8	During the application process for required County permits, a more detailed review of the proposed projects compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.	EH			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Fire					
1	Address numbers shall be displayed on a building or land in such a manner as to be visible from the street or road on which the building or land fronts. Where the building is located more than 50 feet from the main roadway, the number shall be displayed at the entrance of the driveway and be readable from both directions. The size of letters, numbers and symbols for addresses shall be a minimum of six inch letter height but shall not exceed twelve inches in height, five-eighth inch stroke, reflectorized, contrasting with background color of the sign. Addresses mounted to buildings shall use same size configuration. All numbers or signs shall be maintained in a neat and orderly manner so as to remain readable. (CFC, Section 505.1)	Fire			
2	Five-pound 2A10BC portable dry chemical fire extinguishers shall be installed throughout the building in recessed cabinets located within a travel distance of not more than 75 feet from any point within the building. All extinguisher locations shall be approved by the Madera County Fire Marshal prior to installation. (CFC, Section 906.1 Title 19)	Fire			
3	Fire suppression water storage is required. Provided plot plan does not show tank location. Revise plot plan to show tank size and location if existing. If no water storage is currently available, it will be required prior to issuance of any permits.	Fire			
4	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)	Fire			
Planning					
1	The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of this conditional use permit and associated mitigation measures.	Planning			
2	All driveways and parking areas are to be constructed and maintained in a dust free manner.	Planning			
3	All lighting associated with this project is to be hooded and directed away from adjoining properties.	Planning			
4	All trash generated by operations shall be disposed of via approved collection services and landfills.	Planning			
5	No development or operations shall occur within 100 feet of the canal or any of its tributaries.	Planning			



GENERAL PLAN MAP

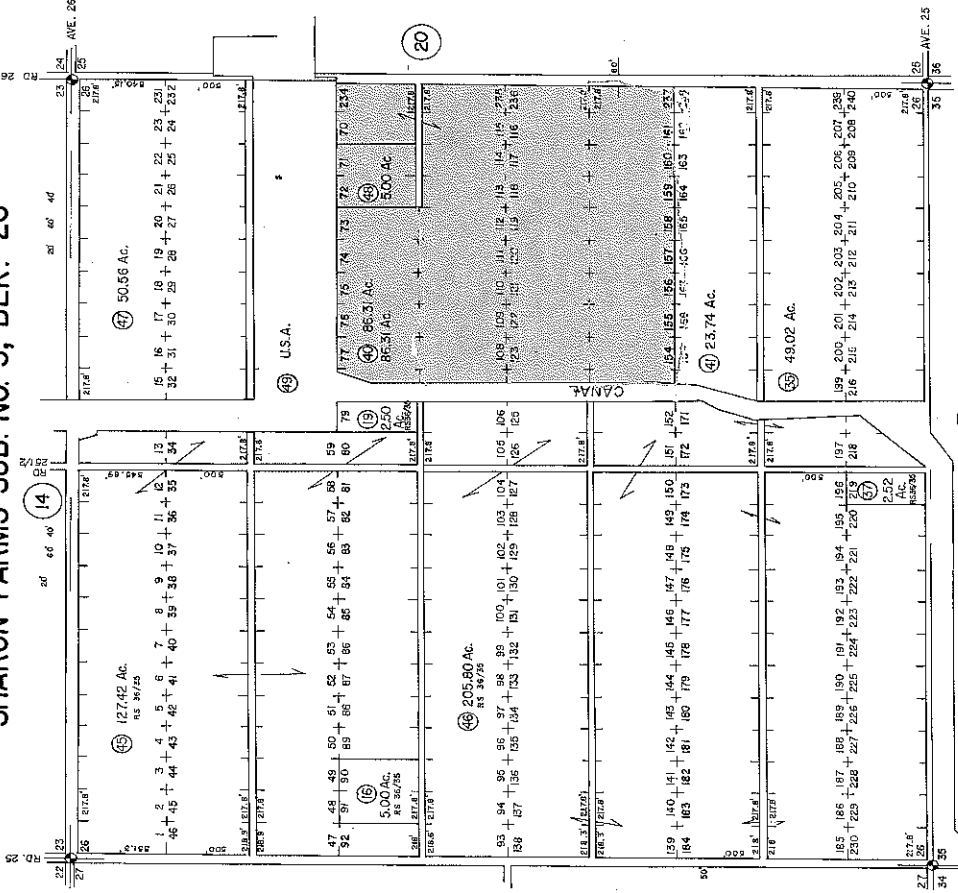


ZONING MAP

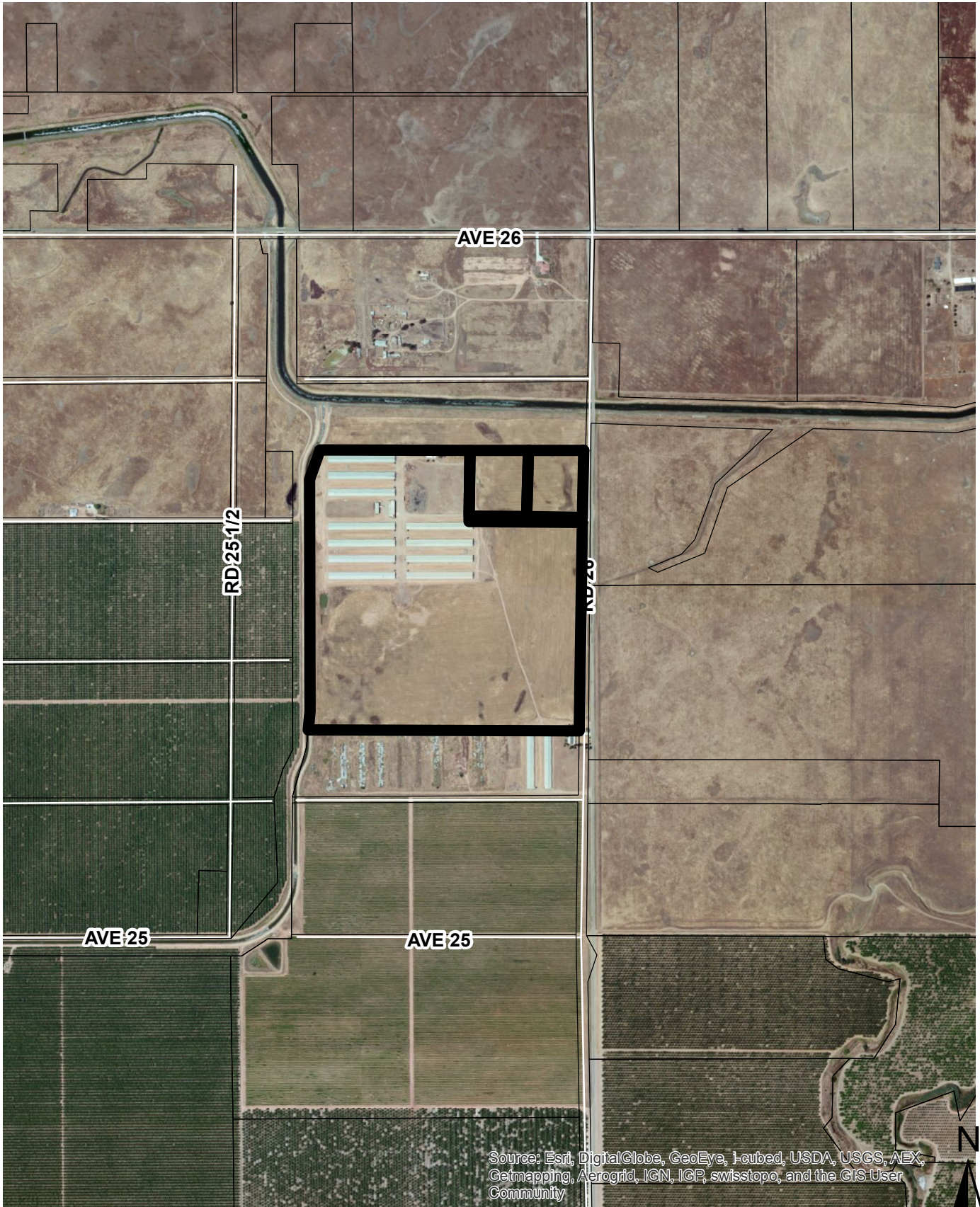
SEC. 26 T.9S. R.17E. M.D.B.&M.
SHARON FARMS SUB. NO. 3, BLK. 26

30-19

Tax Area No. 60-001



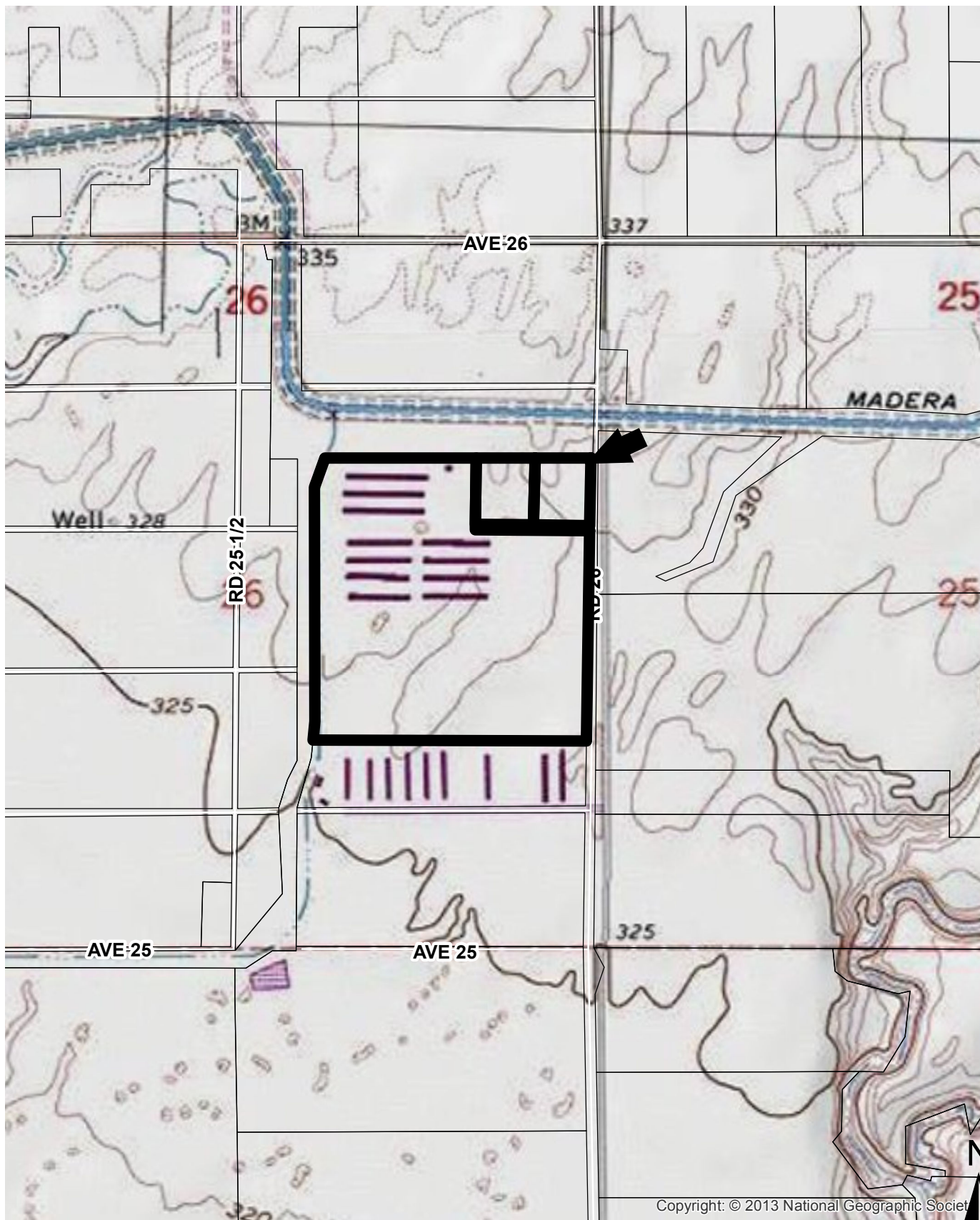
Assessor's Map No. 30-19
Sharon
County of Madera, Calif.
1955



Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



AERIAL MAP



TOPOGRAPHICAL MAP

Pitman Farms

1489 'K' Street Sanger, CA 93657

Phone (559) 875-5610

Fax (559) 875-5660

Operational Statement

Location: 25630 Road 26, Chowchilla, CA 93610

1. APN: 030-190-040-, 030-190-041, 030-190-030-190-48
 Applicant's Name: Pitman Farms
 Address: 25630 Road 26, Chowchilla, CA 93610
 Phone: 559-904-0484
2. Describe the nature of your proposal/operation.
 We raise chickens for meat. We have been raising poultry for over 50 years and we are growing and we need to expand our operation. We need to build 40 new barns.
3. What is the existing use of the property?
 This chicken farm raise birds from day one to mature age to be processed.
4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products sold onsite?
 No products are sold onsite. Poultry will be raised on farm. Day old poultry will be placed on farm. Full growth birds will be picked up and taken to another location to be processed.
5. What are the proposed operational time limits?
 Months: Year round Days per Week: 7 days
 Hours: 24hr Total hours per day: 24hr
7. How Many Customers or Visitors are expected?
 No visitors or customers are allowed on premise because of Bio Security reasons.
8. How many employees will be there?
 Current: 2 Future: 6 Hours they work: 8 to 10 hours per day Caretaker does live onsite
9. What Equipment, materials, or supplies will be used and how will they be stored?
 Tractors are used to install bedding and remove bedding from barn, inside roto tillers used to rotate litter inside barn and electric golf carts are used for transportation on-site. Feed is stored on-site in large storage tanks next to barns
10. Will there be any service and delivery vehicles?
 Yes. Type: Semi truck delivers baby chicks every three months, semi feed trucks delivers feed from offsite feed mill on regular basis, semi-trucks deliver poultry bedding every three months, bedding consist of rice hulls and wood shavings, and semi-trucks will pick up live chickens every three months to deliver to processing plant, semi truck to remove litter from ranch every three months.
11. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.
 Parking for Employees: 6 parking spaces designated area next to house in south end of property. No customers or visits are permitted. Delivery vehicles do not park. Gravel parking area.
12. How will access be provided to the property/project?
 Road 26
13. Estimate the number and type of vehicular trips per day that will be generated by the proposed development.
 6 car trips and 1 truck delivery per day for supplies or deliveries.
14. Describe any proposed advertising including size, appearance, and placement.
 No advertisement is posted.
15. Will existing buildings be used or will new buildings be constructed?
 Existing buildings will be used. Additional 40 new poultry barns will be constructed.
16. Is there any landscaping or fencing proposed? Described type and location.
 Existing fenced gating entry off of road 26. No proposed building of fence. No landscaping will be done.
17. What is the surrounding land uses to the north, south, east and west property boundaries?

West: Trees East: Field North: Feild South: Vineyard

18. Will this operation or equipment used, generated noise above other existing parcels in the area?
No.
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?
300 gallons per day and is from private well. Future estimate 800 gallons of water
20. On a daily or weekly basis how much wastewater will be generated by the proposed project ad how will be disposed of?
None. Water only used for drinking water for animals
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?
On a weekly basis, 400lbs of waste will be generated with proposed project.
22. Will there be any grading? Tree removal? (Please state the purpose, i.e. for building pads, roads, drainage, etc.)
Yes there will be grading for buildings pads and drainage. There will be no tree removal.
23. Are there any archeological or historically significant sits located on this property? If so, describe and show location on site plan.
No.
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 will be produced as part of this project. Waste will be disposed in large bins.
27. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)
No.
28. How do you see this development impacting the surrounding area?
The new barns will bring a more appealing look from road.
29. How do you see this development impacting schools, parks, fire and police protection or special districts?
None.
30. If your proposal is for commercial or industrial development, please complete the following:
Proposed Use: Raise poultry
Square feet of building area: 1,000,000 square feet.
Total number of employees: 15
Building Heights: 18 feet

4/18/14

Madera County Planning

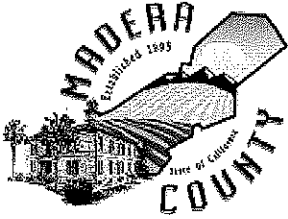
Poultry Ranch on Avenue 26

We have amended our poultry ranch project on Avenue 26. We want to add 4 poultry houses with the original 11 poultry houses.

We will be able to raise 375,000 birds at a time.

Thank You

Rick Pitman



RESOURCE MANAGEMENT AGENCY ENGINEERING DEPARTMENT

2037 West Cleveland Avenue
Madera, CA 93637-8720
(559) 675-7817
FAX (559) 675-7639
Kheng.Vang@co.madera.ca.gov

Ken Vang PE, County Engineer

MEMORANDUM

DATE: June 2, 2014
TO: Robert Mansfield
FROM: Madera County
SUBJECT: Pitman Family Farms - Conditional Use Permit - Chowchilla (030-190-040-000)

Comments

DATE January 24, 2013

TO Planning Department

FROM Dario Dominguez, Assistant Engineer - DEGS

SUBJECT CUP 2013-014

- 1) The proposed project is not within the 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 Building Department. All construction shall meet the most current standards and 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 the project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer.
5. All projects containing 1 acre or more of soil disturbance are required to submit a Storm Water Pollution Prevention Plan (SWPPP) and report.

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



RESOURCE MANAGEMENT AGENCY


EXHIBIT I

2037 W. Cleveland Avenue
Madera, CA 93637-3593
(559) 675-7823
FAX (559) 675-7919
TDD (559) 675-8970
envhealths@madera-county.com

ENVIRONMENTAL HEALTH
Jill S. Yaeger, Director

MEMORANDUM

TO: Planning Department

FROM: Environmental Health Department 

DATE: May 12, 2014

**RE: Conditional Use Permit (CUP) #2013-014 Pitman Family Farms,
APN 030-190-040.**

The Environmental Health Department comments:

The waste water system accumulation from the poultry farm for this facility must comply with all Regional Water Quality Control Board (RWQCB) and Madera County Environmental Health Department (EHD) requirements. A Report of Waste Discharge (RWD) application must be submitted to the RWQCB in order to obtain a RWD permit. Applicant must provide a copy of the approved RWD to EHD prior to facility expansion.

A Dead Animal Plan is required for all animal operations; the plan shall address animal mortality procedures and mitigation due to special or natural occurrences that might occur on-site.

Provide a Pest Management Plan. The Pest Management Plan must go into detail of how each known vector will be identified, tracked, eliminated or significantly reduced and how this program will be implemented. This Pest Management Plan must be provided for review and approval by this department prior to approving of this CUP to ensure that vector(s) are handled on site to effectively prevent them or at a minimum significantly reduce them from becoming an off-site nuisance.

Provide a Manure Processing and /or Composting Management Plan to ensure that manure is stored and processed on-site to effectively reduce off site; odors, vectors, and or other possible nuisances to within an acceptable level as not to cause or create a nuisance.

On-site wells Agriculture, Domestic, and/or Public wells must maintain setback requirements under Regional Water Quality Control Board (RWQCB) Water Well Standards, California Department of Public Health Drinking Water Program and Madera County Code Chapter 13.52 and Chapter 14.20. All surface water runoff shall be diverted away from any water well(s) and/or sewage disposal system areas on the property.

If your facility handles/store any hazardous materials on-site or generates hazardous waste you may be subject to permitting requirements through our department. As of January 2013 all Certified Unified Program Agency (CUPA) regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at www.cers.calepa.ca.gov. Contact the CUPA program if you have any questions at (559) 675-7823.

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

During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms 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.

DM/dm

MADERA COUNTY FIRE DEPARTMENTIN COOPERATION WITH
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION2037 W. CLEVELAND
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAXDEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL**MEMORANDUM**

TO: Robert Mansfield

FROM: Madera County

DATE: May 28, 2013

RE: Pitman Family Farms - Conditional Use Permit - Chowchilla (030-190-040-000)

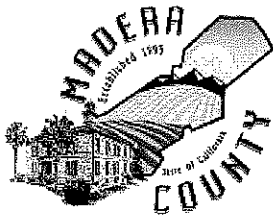
Conditions

Address numbers shall be displayed on a building or land in such a manner as to be visible from the street or road on which the building or land fronts. Where the building is located more than 50 feet from the main roadway, the number shall be displayed at the entrance of the driveway and be readable from both directions. The size of letters, numbers and symbols for addresses shall be a minimum of six inch letter height but shall not exceed twelve inches in height, five-eighth inch stroke, reflectorized, contrasting with background color of the sign. Addresses mounted to buildings shall use same size configuration. All numbers or signs shall be maintained in a neat and orderly manner so as to remain readable. (CFC, Section 505.1)

Five-pound 2A10BC portable dry chemical fire extinguishers shall be installed throughout the building in recessed cabinets located within a travel distance of not more than 75 feet from any point within the building. All extinguisher locations shall be approved by the Madera County Fire Marshal prior to installation. (CFC, Section 906.1 Title 19)

Fire suppression water storage is required. Provided plot plan does not show tank location. Revise plot plan to show tank size and location if existing. If no water storage is currently available, it will be required prior to issuance of any permits.

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

Community and Economic Development
Department of Planning and Building

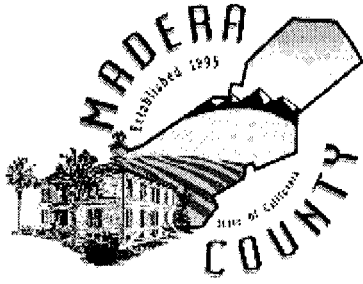
Norman L. Allinder, AICP
Director

EXHIBIT K

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

DATE: May 12, 2014
TO: Development Review Committee
FROM: Robert Mansfield, Planning Department
RE: Pitman Family Farms - Conditional Use Permit - Chowchilla (CUP #2013-014)
(030-190-040-000)

1. The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of this conditional use permit and associated mitigation measures.
2. All driveways and parking areas are to be constructed and maintained in a dust free manner.
3. All lighting associated with this project is to be hooded and directed away from adjoining properties.
4. All trash generated by operations shall be disposed of via approved collection services and landfills.
5. Dead animals shall be properly disposed of within 24 hours.
6. No development or operations shall occur within 100 feet of the canal or any of its tributaries.
7. Applicant shall develop and implement vector control plan.
8. Operations shall maintain all applicable Regional Water and Air Quality Permits as required.
9. Water Efficient Landscaping shall be included at construction to screen facility from surrounding residential properties.



ROAD DEPARTMENT
COUNTY OF
MADERA

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

EXHIBIT L

JOHANNES HOEVERTSZ
Road Commissioner

MEMORANDUM

TO: Robert Mansfield
FROM: Road Department
DATE: May 28, 2013
RE: Pitman Family Farms - Conditional Use Permit - Chowchilla (030-190-040-000)

We have reviewed the above-noted project to expand the existing poultry farm by adding 40 new chicken barns. Although the project will substantially add building square footage, the amount of traffic that will be generated by the expansion is minimal. Per the operational statement, there will be approximately 12 additional trips generated per day.

The proposed project has access onto Rd 26. Road 26 is designated as an arterial road requiring a minimum road right-of-way of 80 ft. Existing right-of-way on the west side of the section line is 40 ft.

The Road Department has the following conditions of approval:

1. As a condition of approval, all new approaches proposed per the site plan shall be approved by the County Road Department, and shall be constructed per County of Madera commercial standard. An Encroachment Permit will be required prior to any construction within County right-of-way.



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



May 30, 2013

Robert Mansfield
County of Madera
Planning Department
2037 W. Cleveland Avenue
Madera, CA 93637

Project: Conditional Use Permit (CUP) #2013-014 – Pitman Farms

District CEQA Reference No: 20130459

Dear Mr. Mansfield:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a CUP to allow a poultry farm that includes 1,000,000 square feet of building area located at 25630 Road 26 in City, CA. The District offers the following comments:

District Comments

- 1) The CEQA referral submitted to the District does not provide sufficient information to allow the District to assess the project's potential impact on air quality. Based on the District's experience, an increase in approximately 800,000 poultry is expected to result in a significant impact on air quality. Therefore, in order for the District to assess the project's potential impact, the District recommends project criteria pollutant emissions be identified and quantified.
 - i) *Construction Emissions:* Construction emissions are short-term emissions and should be evaluated separate from operational emissions. The District recommends preparation of an Environmental Impact Report (EIR) if annual construction emissions cannot be reduced or mitigated to below the following levels of significance: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

- *Recommended Mitigation:* To reduce impacts from construction related exhaust emissions, the District recommends feasible mitigation for the project to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards, as set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
- ii) **Operational Emissions:** Permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. The District recommends preparation of an Environmental Impact Report (EIR) if the sum of annual permitted and non-permitted emissions cannot be reduced or mitigated to below the following levels of significance: 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM₁₀).
 - iii) **Recommended Model:** Project related criteria pollutant emissions should be identified and quantified. Emissions analysis should be performed using CalEEMod (**C**alifornia **E**mission **E**stimator **M**odel), which uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.
- 2) The District recommends that an assessment of the project's potential impact be performed. Diesel emissions from trucks and equipment are a source of toxic air contaminants (TACs) that are known to the State of California to have a potential health impact on sensitive receptors. As a Trustee Agency, the District relies on information within the Lead Agency's environmental document to evaluate a project's potential impacts to health risk. As such, the project referral does not include enough information for the District to make a determination on the project's potential impact to near-by residents of the poultry facility. Therefore, the District recommends a health assessment be performed.
- More information on TACs and HRAs can be obtained by:
- E-mailing inquiries to: hramodeler@valleyair.org; or
 - Visiting the District's website at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.
- 3) Based on information provided to the District, the proposed project is not subject to District Rule 9510 (Indirect Source Review).

District CEQA Reference No: 20130459

Page 3 of 3

- 4) The proposed project may be subject to the requirements of District Rule 4570 (Confined Animal Facilities) or District Rule 4550 (Conservation Management Practices). Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
- 5) The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

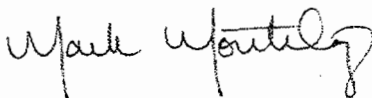
- 6) The District recommends that a copy of the District's comments be provided to the project proponent.

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Mark Montelongo at (559) 230-5905.

Sincerely,

David Warner
Director of Permit Services



for: Arnaud Marjollet
Permit Services Manager

DW: mm

cc: File

Robert Mansfield

From: Mark Montelongo [Mark.Montelongo@valleyair.org]
Sent: Wednesday, May 07, 2014 4:11 PM
To: Robert Mansfield
Cc: Jerry Sandhu
Subject: RE: addendums to the Pitman chicken ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Robert,

The District's permitting threshold for poultry layers is 400,000 head (equivalent to 10,000 lb-VOC/yr or half the District's Major Source threshold of 20,000 lb-VOC/yr). Based on the revised, proposed maximum capacities at two Pittman Farms locations of 200,000 head and 375,000 head, respectively, both facilities may be exempt from District permits. It is possible that both facilities may have other VOC-emitting equipment (e.g. IC engines, incinerators, gasoline dispensing tanks). Emissions from any other equipment must be calculated and summed with the emissions from the birds to determine if the total VOC emissions remain below the 10,000 lb-VOC/yr permitting threshold. If the total remains below the permitting threshold, no District permits will be required at this time. However, future expansions or the installation of other equipment may trigger permits. If the threshold is exceeded now, the facility must obtain Authority to Construct (ATC) permits for their poultry operation and the other equipment, or they can modify their proposal again to stay below the 10,000 lb-VOC/yr threshold.

As a side note, District Rule 4550 requires agricultural operations with total acreage of 100 acres or more to obtain a Conservation Management Practices Plan (CMPP). Additionally, poultry facilities with 125,000 birds or more are also required to obtain a CMPP. Therefore, it's possible both facilities may be exempt from permits, but they will be required to obtain a CMPP.

Note, the District's comments still remain valid for both proposed projects. Although the project may not trigger District permitting requirements, to make a determination of the air quality impacts under CEQA, the District recommends construction and operational activities of the project be quantified. Construction emissions would be anything associated with constructing the project (i.e – grading, constructing the barns, etc.). Operational related emissions would be any vehicles or activities involved when the project is operating. Should you need any further information, please let me know.

Best,

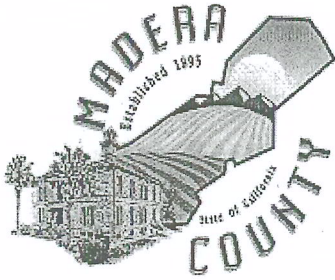
MARK MONTELONGO

Senior Air Quality Specialist
 San Joaquin Valley Air Pollution Control District
 1990 E. Gettysburg Avenue
 Fresno, CA 93726-0244
 (559) 230-5905 (Phone)
 (559) 230-6061 (Fax)
Mark.Montelongo@valleyair.org



www.healthyairliving.com

Make one change for clean air!



RESOURCE MANAGEMENT AGENCY

Planning Department

Norman Allinder, Planning Director

EXHIBIT N
06MAD99-17.81

- 2037 W. Cleveland Avenue
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970

PROJECT REVIEW REQUEST

DATE: May 14, 2013

Community Advisory Councils

- Ahwahnee Community Council
- Coarsegold Area Plan Committee

- North Fork Community Development Council
- Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
- Madera County Sheriff's Office
- City of Chowchilla Planning Department
- City of Madera Planning Department
- California Department of Fish and Game
- California Department of Housing
- California Department of Transportation (CALTRANS)
- California Department of Water Resources
- California Regional Water Quality Control Board
- California Department of Conservation
- California Division of Mines and Geology
- California Division of Oil and Gas
- San Joaquin Valley Unified Air Pollution Control District
- Archaeological Information Center - Bakersfield
- Other: BOS Rogers

Homeowners Associations

- Bass Lake Homeowners Assn
- Bonadelle Ranchos #5
- Bonadelle Ranchos Neighborhood Committee
- Cascadel Homeowners Assn
- Goldside Estates
- Hidden Lake Estates Homeowners Assn
- Indian Lakes Estates Property Owner Assn
- Lake Shore Park Subdivision
- Madera Ranchos Neighborhood Committee
- Pierce Lake Estates
- Pines Civic Council
- Rolling Hills Citizens Assn
- Sumner Hill Homeowners Assn
- Yosemite Lakes Park Owner Assn

RETURN TO:

ROBERT MANSFIELD, Planning Department
 2037 W. Cleveland Avenue
 Madera, CA 93637
 Phone: (559) 675-7821



REGARDING:

CUP #2013-014, Putman Family Farms - Conditional Use Permit - Chowchilla (030-190-040-000)

The request consists of a conditional use permit to allow Poultry Farm.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: May 28, 2013. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee May 29, 2013.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

CUP #2013-014

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2013-014

Return to: Robert Mansfield, Planning Department

Putman Family Farms

Responding Agency: Caltrans Date: 5/24/13

Respondent's Signature: [Signature]

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

2. If the project is approved, what conditions of approval are recommended?

None

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

N/A

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2013-014

Return to: Robert Mansfield, Planning Department

Putman Family Farms

Responding Agency: Caltrans

Contact Person.: David Padilla

Signature: [Signature]

Telephone No.: 444-2493

Date: 5/24/13

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: _____

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

None

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes

No



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Central Region
1234 East Shaw Avenue
Fresno, CA 93710
(559) 243-4005
www.wildlife.ca.gov

EXHIBIT O
ERND G. BROWN JR., Governor
CnARLTON H. BONHAM, Director



May 28, 2013

Robert Mansfield
Planning Department
Resource Management Agency, County of Madera
2037 West Cleveland Avenue
Madera, California 93637

RECEIVED

MAY 31 2013

MADERA COUNTY
PLANNING DEPARTMENT

Subject: Early Consultation/Project Review Request
Conditional Use Permit No. 2013-014
Proposed expansion of existing Pitman Farms Poultry Facility (Project)
25630 Road 26 (Site)
Madera County

Dear Mr. Mansfield:

The Department of Fish and Wildlife (Department) has received a Project Review Request from your agency with regard to the above referenced Project. Your agency is requesting input from the Department regarding potential impacts to biological resources which could result from the Project-related activities. Based on the very brief Project description, the Department understands the Project would involve the construction of 40 poultry barns at the Site to house chickens raised for meat. The extreme north and south portions of the 115.05-acre Site are already developed with 13 poultry barns. The 40 new poultry barns would occupy the currently undeveloped portions of the Site. This portion of the site appears to exist as undeveloped, uncultivated, natural grasslands with evidence of seasonal wetlands, possibly vernal pools.

The Department has concerns regarding the potentially significant impacts to biological resources and seasonal wetlands at the Site and near enough to the Site to be impacted by the Project-related activities. In order to adequately assess any potential impact to biological resources, focused biological surveys need to be conducted by a qualified wildlife biologist/botanist during the appropriate survey period(s) in order to determine whether or not any special status species are present at or near the Project area. This information is necessary to identify the mitigation, minimization, and avoidance measures needed to minimize the impacts to less than significant levels. Specifically, the Department is concerned with the potentially significant impacts to the State and federally threatened California tiger salamander (*Ambystoma californiense*); the State endangered and federally threatened succulent owl's clover (*Castilleja campestris* ssp. *succulenta*) and San Joaquin Valley Orcutt grass (*Orcuttia inaequalis*); the State Rare and federally endangered Greene's tuctoria (*Tuctoria greenei*); the State Species of Special Concern western spadefoot (*Spea hammondi*); and the California Rare Plant Rank 1B.2 listed shining navarretia (*Navarretia*

Conserving California's Wildlife Since 1870

negelliformis ssp. radians). Additionally, the Department is concerned with potentially significant impacts to wetlands, including vernal pools, which may exist on-Site. A discussion of the Department's jurisdiction and Project recommendations follow.

Department Jurisdiction

Trustee Agency Authority: The Department is a Trustee Agency with responsibility under California Environmental Quality Act (CEQA) for commenting on projects that could impact plant and wildlife resources. Pursuant to Fish and Game Code Section 1802, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species. As a Trustee Agency for fish and wildlife resources, the Department is responsible for providing, as available, biological expertise to review and comment upon environmental documents and impacts arising from project activities, as those terms are used under CEQA (Division 13 [commencing with Section 21000] of the Public Resources Code). It is also important to note that Project approval by the County does not eliminate the Project proponent's obligation to comply with Fish and Game Code Section 2080. In other words, compliance with the CESA does not automatically occur based on local agency project approvals or CEQA completion; consultation with the Department is warranted to insure that Project implementation does not result in unauthorized take of a State-listed species.

Responsible Agency Authority: The Department has regulatory authority over projects that could result in the "take" of any species listed by the State as threatened or endangered, pursuant to Fish and Game Code Section 2081. If the Project could result in the "take" of any species listed as threatened or endangered under the California Endangered Species Act (CESA), the Department may need to issue an Incidental Take Permit (ITP) for the Project. CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (sections 21001(c), 21083, Guidelines sections 15380, 15064, 15065). Impacts must be avoided or mitigated to less than significant levels unless the CEQA Lead Agency makes and supports a Statement of Overriding Consideration (SOC). The CEQA Lead Agency's SOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code Section 2080. The Project has the potential to reduce the number or restrict the range of endangered, rare, or threatened species (as defined in Section 15380 of CEQA).

Project Recommendations

Listed and Rare Plants: Several listed and State Rare plants are known to occur in the vicinity of the Site. The Project site should be surveyed by a qualified botanist with experience identifying succulent owl's clover, orcutt grasses, and Greene's tuctoria. The Department recommends following the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (November 24, 2009). This protocol, which is intended to maximize detectability, includes the identification of reference populations to facilitate the likelihood of field investigations occurring during the appropriate floristic period. In the absence of protocol-level surveys being performed,

additional surveys may be necessary. Further, the Department advises special-status plant species be avoided whenever possible by delineation and observing a no-disturbance buffer of at least 50 feet from the outer edge of the plant population(s) or specific habitat type(s) required by special-status plant species. If buffers cannot be maintained, then consultation with the Department is warranted to determine appropriate minimization and mitigation measures for impacts to special-status plant species or to determine if the acquisition of an ITP is necessary prior to conducting ground-disturbing activities.

Because Greene's tuctoria is designated as Rare under the Native Plant Protection Act, the Department cannot authorize take of this species and full avoidance of this species is necessary when executing the Project. As has been previously stated, we advise that appropriately timed surveys be performed prior to Project approval. If the species is found, we recommend that the Project be reconfigured to **avoid** all occurrences of the species. **We do not** recommend that surveys be performed **after the Project has been approved**, as should the species be detected on the Project site, the Project will need to be revised to avoid any impacts to the population(s). In addition, the Department recommends the CEQA document prepared for this Project fully disclose where any occurrences of the plant are located on the Project site in order to inform and discuss appropriate avoidance measures. Mitigation measures for special status plants are advised to be fully addressed in the CEQA document prepared for the Project and made enforceable conditions of Project approval.

Wetlands: Wetlands are of extreme importance to a wide variety of plant and wildlife species. The Department considers projects that impact this resource significant if they result in a net loss of acreage or habitat value. The Department has a no net loss policy regarding impacts to wetlands. When wetland habitat cannot be avoided, the Department recommends impacts to wetlands be compensated for with the creation of new habitat, preferably on-site, on a minimum of an acre-for-acre basis. The Department recommends formal wetland delineations be conducted on project sites, certified by the United States Army Corps of Engineers, and the observance of buffers separating ground disturbing activities from these wetlands.

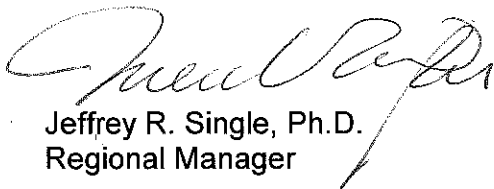
California Tiger Salamander (CTS): CTS are known to occur in the vicinity of the Site. The Department requests potential Project-related impacts to CTS be evaluated prior to any ground-disturbing activities by a qualified biologist using the *Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander* (CDFG, 2003), which was issued by the Department and the United States Fish and Wildlife Service in 2003. The survey must be conducted at and within 100 feet of the Site in all areas of wetland and upland habitat which could support CTS. If CTS are identified through surveys to be utilizing the Site, "take" authorization may be warranted prior to initiating ground-disturbing activities and would occur through the issuance of an ITP, pursuant to Fish and Game Code Section 2081(b). In the absence of protocol surveys, the applicant can assume presence of CTS within the Project Area and obtain an ITP from the Department. Included in the ITP would be measures required to avoid and/or minimize direct "take" of CTS on the Project site, as well as measures to fully mitigate the impact of the "take." The Department recommends that mitigation measures

Robert Mansfield
Resources Management Agency, County of Madera
May 28, 2013
Page 4

for CTS be fully addressed in the CEQA document prepared for the Project and made enforceable conditions of Project approval.

The Department requests all survey results be submitted to the Department and the United States Fish and Wildlife Service. Depending upon the results of the previously mentioned biological surveys, we may have additional comments and recommendations regarding avoidance, minimization, and mitigation of Project impacts to habitat and special status species. If you have any questions regarding these issues, please contact Steve Hulbert, Environmental Scientist, at the address provided on this letterhead, or by telephone, at (559) 243-4014, extension 289.

Sincerely,



Jeffrey R. Single, Ph.D.
Regional Manager

cc: Pittman Farms
1489 "K" Street
Sanger, California 93657

Thomas Leeman
United States Fish and Wildlife Service
2800 Cottage Way, Suite W-2605
Sacramento, California 95825

California Regional Water Quality Control Board
Central Valley Region
1685 "E" Street
Fresno, California 93706-2020

Robert Mansfield
Resources Management Agency, County of Madera
May 28, 2013
Page 5

Literature Cited:

CDFG, 2003. *Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander*. California Department of Fish and Game. 2003

CDFG, 2009. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. California Department of Fish and Game, November 2009.

Environmental Checklist Form

Title of Proposal: CUP #2013-014 – Pitman Farms (“Pleny” Ranch)

Date Checklist Submitted: May 21, 2014

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Robert Mansfield, AICP, Planner III

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 project is to acknowledge an existing chicken ranch and to allow for the expansion of the facility by 4 poultry barns. Each of the new buildings are approximately 25,500 square feet, totaling 10,200,240 square feet of new building space. There are currently nine such structures existing on the property serving as chicken barns.

Project Location:

The parcel is located the west side of Road 26, approximately 0.34 of a mile south of its intersection with Avenue 26 (25630 Road 26), Chowchilla.

Applicant Name and Address:

Pitman Family Farms
1489 K Street
Sanger, CA
93657

General Plan Designation:

AE (Agricultural Exclusive)

Zoning Designation:

ARV-20 (Agricultural Rural Valley – 20 Acre) District

Surrounding Land Uses and Setting:

Fields and vacant land

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



Signature

May 21, 2014

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) No Impact. No scenic vistas are known to exist in the vicinity of this project. Under CEQA, there is no clear cut definition of what constitutes a "scenic vista." The concept of scenic vistas is subjective to the viewer. General Plans, Area Plans, or other documents may provide some perspective. There are no scenic vistas identified in Madera County, and the only highways identified as potential candidates for the scenic highway designation by Caltrans are Highways 41 and 49 north of Oakhurst, which are a distance away from this project.

(b) No Impact. There are no scenic resources on this property that will be damaged as a result of this project.

(c) No Impact. There are existing structures on the property, and the surrounding area is mostly farm land and/or vacant land. There will be no impacts as a result of this project.

(d) Less than Significant Impact. While the project is expected to run 24 hours a day, seven days a week and there will be new structures, the amount of light increase will be minimal. Additionally, the area is sparsely populated, and therefore the minimal increase in lighting will be minimal. The area, however, is sparsely populated, therefore any impact will be insignificant in light of the whole.

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. Under the Farmland Mapping and Monitoring Program of the California Resources Agency, the property is classed as Land of Local Importance and Confined Animal Agriculture. As the operation has been a poultry farm for the last several years, there is no change to that designation as a result of this project as it is just an expansion of facilities.

(b) No Impact. The parcel is not subject to the Williamson Act. There are no conflicts in regards to land use ordinances, as the applicant is getting a Conditional Use Permit as required for this zone district to operate a poultry facility. The operation existed as is for as many years as it has in light of the fact that it began operations prior to when the zoning ordinance required a Conditional Use Permit, thus considered a legally non-conforming use. There will be no significant change in operations as a result of this expansion.

(c) No Impact. There are no forests or forest zoned parcels on or in the vicinity of this project that will be impacted as a result of this project.

(d) No Impact. There is no forest land associated with this parcel and no forests will be lost as a result of this project.

(e) No Impact. No loss of farmland or timberland will result from the rezoning for 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) produce 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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:

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

(b) Less Than Significant Impact. There are no known air quality standard violations in the vicinity of this project. There is the potential that the project will contribute, albeit minimally in light of the whole, to air quality issues in the regional. As indicated, the project itself has the potential of only

minimally contributing to air quality issues. The emissions from the site are not substantial in light of the whole.

(c) Less than Significant with Mitigation Incorporation. Construction activity air emissions would consist primarily of fugitive particulate emissions resulting from surface grading and vehicular traffic. Temporary localized emissions of gaseous combustion pollutants would also result from construction related traffic and miscellaneous activities. All construction related air emissions would be intermittent, of limited duration, and of low quantities with respect to air emissions that normally occur in the area. Ongoing direct, indirect and cumulative impacts on background pollutant concentrations resulting from construction related activities would be negligible.

Animal production operations are a source of numerous airborne contaminants including gases, odor, dust and microorganisms. Gases and odors are generated from poultry manure decomposition after its' produced, during storage or treatment, and during land application. Particulate matter and dust are primarily composed of feed and animal matter including hair, feathers and feces. Microorganisms that populate the gastro-intestinal systems of animals are present in freshly excreted manure. Other types of microorganisms colonize the manure during the storage and treatment processes. The generation rates of odor, manure gases, microorganisms, particulates and other constituents vary with weather, time, species, housing, manure handling system, feed type and management systems. Therefore, predicting the concentrations and emissions of these constituents is extremely difficult.

Once airborne contaminants are generated they can be emitted from the sources through ventilation systems or by natural forces. The quantification of emission rates for gases, odor, dust and microorganisms from both point sources (buildings) and area sources (feedlot surfaces, manure storage and treatment units, and manure applied to cropland) is being researched in the US, in many European countries, Japan and Australia. However, the accurate quantification of emissions is difficult since so many factors (time of year and day, temperature, humidity, wind speed, solar intensity and other weather conditions, ventilation rates, housing types, manure properties or characteristics, and animal species, stocking density and age) are involved in the generation and dispersion of airborne materials. Furthermore, there are no standardized methods for the collection, measurement and calculation of such constituents, resulting in significant variability and large ranges in the published literature. In fact, emission rates of only a few airborne contaminants have been investigated.

Ammonia, hydrogen sulfide, and methane emissions have been more thoroughly studied than other gases and compounds because of the negative environmental impacts or human health concerns associated with them. Unfortunately there is very little emission data for other contaminants such as odor, nitrous oxide, non methane volatile organic compounds, dust and endotoxins. The long-range impacts of these constituents on the environment and on human health are also not known.

Operationally, one 500 HP diesel generator will run approximately 200 hours annually, one 97 HP diesel tractor will run approximately 500 – 750 hours annually, an 800,000 BTU incinerator will run daily, and there will be a 500 gallon diesel tank.

(d) Less than Significant Impact with Mitigation Incorporation. There is the potential some pollutants or odors emitted from this project as a result of normal operations. These odors could include those from vehicular diesel exhaust and those typically found on poultry farms of similar layout and operation. The discussion in (c) also applies to this section.

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).

While there is a couple residences within the area, they are at a distance where odors would normally dissipate. However, appropriate mitigations incorporated as a part of this project due to the increase in poultry farm facilities will need to be included.

(e) Less than Significant Impact with Mitigation Incorporation. As a course of normal operations, there is the potential of some odors being generated as a result of this project. The size of the operation may not generate significant amounts of odors as it currently is, but there is some. With the expected build-out of the project, the odors will increase. The area is sparsely populated and what few houses are in the area may be minimally impacted due to the dissipation effect of odors, there may be slight impacts noted. With proper mitigation incorporation, this impact can be lessened to less than significant.

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 with Mitigation Incorporation. The site is located in close proximity to a canal, which at the time of a site visit was completely dry with no standing water, and indications that it had been dry for some time (dry vegetation, and no standing water). This, however, does not mean that migratory species would not use the canal during periods when it has water flowing through it. With mitigations, this impact can be lessened to less than significant.

The construction of new barns will not impact this canal in anyway given the canal is not close enough to be impacted. There is a tributary along the west side of the project site wherein there may be a potential for impact, especially of any stormwater runoff.

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	Threatened	SSC	None
Western Spadefoot	None	None	SSC	None
Northern Hardpan Vernal Pool	None	None	None	None
Vernal Pool Fairy Shrimp	Threatened	None	None	None
California Linderiella	None	None	None	None
Moestan blister beetle	None	None	None	None
Shining navarretia	None	None	None	1B.2
Hairy Orcutt Grass	Endangered	Endangered	None	1B.1
Greene’s tuctoria	Endangered	Rare	None	1B.2

Kismet Quadrangle

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)

(b) Less than Significant with Mitigation Incorporation. As mentioned in (a), the site is in proximity to a canal. At the time of a site visit, there was no water or any evidence of sustained

habitat in vicinity of this waterway. There still is the potential during wetter periods of the year that habitats could be sustained. Based on submitted information from the applicant, no construction is expected near the canal.

(c) Less than Significant Impact. There are no known federally protected wetlands on the site. There are no known marshes, vernal pools and as the County is in the geographical center of the state, there are no Coastal issues.

There is a canal immediately north of the subject parcel, as well as a tributary along the west side of the property. There are no tributaries within the property boundaries as confirmed by a site visit by staff. At the time of the site visit, the canal and tributary mentioned were dry with no standing water. There were no indications of habitats occurring in or around the canal or tributary. There are no records that would indicate that these canals are considered federally protected wetlands or contributors to said wetlands.

(d) Less than Significant Impact. There will be no instances of impacts to fish migration as a direct or indirect impact from this project.

Migration of wildlife may temporarily occur as a result of this project during construction. However, this will be temporary in nature and for short duration of construction of the new barns. Once construction has completed, the chances of impacts to migratory patterns is considered less than significant.

The facility has been located where it currently is for at least 50 years, therefore it is less than likely that any expansion on the site, with no increase to parcel size associated with the expansion, will have an impact on the migration of any species within the area. The project is surrounded by vacant or sparsely developed land on all sides.

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

General Information

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the 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/ceqa/ceqa_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) Less than Significant Impact. The patterns of human occupation of the area now known as Madera County have left traces of their existence on the land. Preserving and interpreting these cultural resources is important in terms of public education. There are slightly more than 2,000 known archaeological sites in the county, mostly in the foothills.

This project has been at this location for approximately 50 years, so the chances of any known historical resources being impacted are less than likely.

(b) Less than Significant Impact. The site has been in operation for approximately 50 years. There are structures currently in place as a result of that operation. The chances of finding any new archaeological resources are minimal, but still possible.

(c) Less than Significant Impact. Paleontology is a branch of geology that studies life forms of the past, especially prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent limited, non-renewable and impact sensitive scientific and educational resources.

Most of the paleontological finds have been on the valley floor of Madera County. While there are no immediate indications of paleontological finds being present, during construction there is the potential of finding previously unknown resources.

(d) Less than Significant Impact. Indigenous tribes have historically inhabited Madera County, whether for short periods or extended stays. There are no immediate indications that any tribal camp sites are or were on the property site. However, previously unknown resources could potentially be found during periods of construction.

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 (such as small 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 - iii) 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.

(a – iv) Less than Significant Impact. Topographically, the area is relatively flat and thus not prone to landslides as a whole. However, erosion events could still occur and cause some issues.

(b) Less than Significant Impact. With construction of new barns, rainfall will be diverted to areas it once never went or did not significantly go previously. This has the potential of increasing erosion potential in the area.

(c - e) No impact. There are no known impacts that will occur as a direct or indirect result of this project.

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

Discussion:

(a - b) Less than Significant Impact. According to a 2008 Environmental Protection Agency estimate, only about 6.4% of GHG emissions (i.e. emissions of carbon dioxide, nitrous oxide, methane, and other gaseous emissions relevant to climate change) in the U.S. come from agriculture. Of that, beef cattle comprise 37% of GHG, dairy cattle 11.5%, wine 4.4% and poultry 0.6%. Emissions can come directly (through use of propane for heating) or indirectly (use of electricity that may have been produced using fossil fuels or coal). Aside from fossil fuel usage, nitrous oxide and methane gases are also emitted from manure during handling and storage. Nitrous oxide and methane emissions depend on management decisions about manure disposal and storage, as these gases are formed in decomposing manures.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input checked="" 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 & b) Less than Significant Impact. The applicant does not anticipate much of a quantity of hazardous materials. However, oils, lubricants, and diesel fuels will be a part of the overall operations. The transport to and use of materials at the site will lead to the potential of release of materials into the environment leading to the need for cleanup.

(c) No Impact. There will be no hazardous or acutely hazardous materials used on site, and the project site is not within ¼ mile of a school.

(d) No Impact. The site is not listed on any lists of sites for hazardous waste handling, disposal or cleanup.

(e & f) No Impact. The project site is neither within an Airport/Airspace Overlay District nor within proximity to any known airports or airstrips. No impacts anticipated.

(g) No Impact. Access to the site will not be blocked or altered in anyway. Standard building and fire codes will be enforced.

(h) Less than Significant Impact. The project in and of itself poses no danger to surrounding properties regarding wildland fires. However, the area is largely fields and thus has the potential for ignition. The additional structures could pose a hazard. With mitigations, the potential can be reduced.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

stormwater drainage systems or provide substantial additional sources of polluted runoff?

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. While the operational statement for this project indicates that the water usage is for drinking water of the animals, there is still the potential of impacts to wastewater generation.

(b) Less than Significant Impact. The increase in facilities will have an increase in water usage overall. However, it is not anticipated to be a significant enough increase to deplete groundwater supplies.

(c - f) Less than Significant Impact with Mitigation Incorporation. The project consists of the construction of 4 new poultry barns on the property. This process will create new impervious surfaces from which the drainage pattern on the property will be altered to some degree. This could potentially alter erosion to some degree from how it is occurring now to new areas and/or increase erosion potential.

While there is a canal to the north of the property, and a tributary along the western property line, no streams will be altered in any way as a result of this project.

There is the potential, given the nature of the project, that stormwater could come into contact with poultry manure which could contain contaminants. With mitigation, this impact can be reduced to less than significant.

(g - j) No Impact. No housing is proposed as a result of this project. No issues are known to exist.

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.

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 language, 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.

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 - c) No Impact. This project will not physically divide an existing community. The surrounding area is mostly vacant or in agricultural use. The parcel will not be split or joined with other parcels. The project will not conflict with any habitat conservation plans.

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?

Discussion:

(a - b) No Impact. As there is no grading or drilling, this project will not result in the loss of any mineral resources in the area of this parcel or on this parcel.

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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient 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 - d) Less than Significant Impact. There is the potential for excessive noise and vibration during construction, but given the remoteness of the facility and the short duration of construction, this portion of the impact is less than significant. Ongoing operations are not anticipated to be significant, given the sparsely populated area in which this project is located.

Ambient noise increases is expected to be minimal. Given the remoteness of the project, and no significant amount of neighbors, this impact will be barely noticeable. Equipment from ventilation of the new structures will slightly increase the ambient noise as well.

No groundborne vibrations are expected as a result of this project.

(e - f) No Impact. This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will be impacts as a result.

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

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 Mitigation Incorporation	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - i and ii) Less than Significant. Due to the nature of the expansion, there is the potential for increased fire safety issues. However, with incorporation of building and fire safety codes, this impact will be less than significant.

There is the potential for incidental need of law enforcement due to vandalism and burglary.

(a iii - v) No Impact. No impacts have been identified as a result of 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 officials 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.

The project will not increase the overall impacts of either fire or police services in the area. There will be a slight incidental increase in need for law enforcement in regards to vandalism and theft issues on the property. As there is no structural component proposed for this project at this time, the overall impact to potential fires is minimal. There is the potential of structures being built in the future, at which point the structure(s) will need to be constructed pursuant to applicable building and fire codes in place at that time.

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

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 - b) No Impact. No impacts have been identified to recreational facilities as a result of this project.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - b) Less than Significant. Road 26 is considered an arterial road. The Roads Department does not indicate any issues, given that the project is expected to increase the traffic count by twelve (12) vehicle trips per day. During a site visit by Planning Department Staff, it was noted that Road 26 in the vicinity of the project site was minimally travelled.

According to the Madera County Transportation Commission on their most recent traffic counts at the intersection of Avenue 26 and Road 26, which is just north of the facility, the maximum peak period counts both east and west bound are approximately 496 vehicles. Both Road 26 and Avenue 26 are considered arterial roads within the road network. Given these counts, the peak period counts on Road 26 and Avenue 26, the overall impact is not expected to be significant in the area.

(c - d) No Impact. As this project is not within an airport/airspace overlay district, or in proximity to any airport or airstrip within the County, no impacts to airspace or air flight will occur as a result.

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

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

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 – d) Less than Significant Impact. Water usage is expected to be minimal as a part of operations. Water will be drawn from wells at an amount of approximately 800 gallons per day at full build out. Septic systems will be used on the property.

There is expected to be a slight increase in stormwater drainage due to impervious surfaces and drainage patterns are expected to change as a result of these structures. However, neither of these will require the construction of any new stormwater facilities.

(e - g) No Impact. No impacts are anticipated as a result of 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 – c) Less than Significant Impact. With the canal adjacent to the property, there is the potential of impacts as a result of construction and operation. However, considering the majority of the construction is leading away from where the canal is located the impacts will be minimal. With mitigations in place and best management practices in place, the impacts will be reduced to less than significant.

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

Madera County Department of Engineering

Madera County Department of Environmental Health

Madera County Fire Marshall's Office

Madera County Roads Department

San Joaquin Valley Air Pollution Control District

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

MND 2014-15

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May 21, 2014

MITIGATED NEGATIVE DECLARATION

MND

RE: Conditional Use Permit #2013-014 – Pitman Farms

LOCATION AND DESCRIPTION OF PROJECT:

The application is for a conditional use permit is to acknowledge an existing poultry farm and to allow construction of 40 poultry barns.

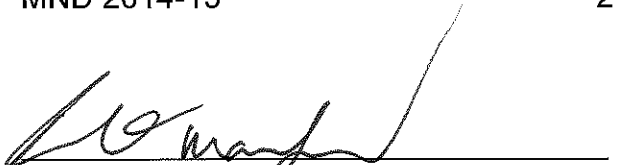
The proposal is located on the west side of Road 26, approximately 0.34 of a mile south of its intersection with Avenue 26 (25630 Avenue 26), Madera

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

1. Maintain all pipes and waterers in such a fashion so as to prevent leaks.
2. Clean feeding equipment regularly
3. Remove spoiled food regularly
4. Ensure ventilation fans are cleaned and maintained regularly to ensure airflow rates are adequate for the season and stage of growth.
5. Avoid orientating buildings so that ventilation fans blow exhaust air towards neighbors or adjacent road ways.
6. Pursuant to Madera County General Plan Policy 5.D.4, a buffer of 100 feet in width as measured from the top of bank of unvegetated channels and 50 feet in width as measured from the outer edge for the canopy of riparian vegetation shall be provided wherein no construction related to this project site shall occur.
7. No idling of any farm related diesel engines (i.e. tractors, generators, delivery vehicles, etc.) for more than 10 minutes.
8. Remove manure from site on a regular basis to avoid accumulation issues.
9. All vehicles, engines and other related equipment shall be maintained in such a way as to avoid leakage of coolants, oils, and fuel.



Madera County Environmental 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: May 21, 2014

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2014-15

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
Agricultural Resources								
Air Quality								
	Clean feeding equipment regularly	Operations	Planning	Planning				
	Remove spoiled food regularly	Operations	Planning	Planning				
	Ensure ventilation fans are cleaned and maintained regularly to ensure airflow rates are adequate for the season and stage of growth	Operations	Planning	Planning				
	Avoid orientating buildings so that ventilation fans blow exhaust air towards neighbors or adjacent road ways	Construction	Building	Planning				
	No idling of any farm related diesel engines (i.e. tractors, generators, delivery vehicles, etc.) for more than 10 minutes	Operations	Owner	Planning				
	Remove manure from site on a regular basis to avoid accumulation issues	Operations	Owner	Planning				
Biological Resources								
	Pursuant to Madera County General Plan Policy 5.D.4, a buffer of 100 feet in width as measured from the top of bank of unvegetated channels and 50 feet in width as measured from the outer edge for the canopy of riparian vegetation shall be provided wherein no construction related to this project site shall occur	Building/Operations	Building	Planning				
Cultural Resources								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Geology and Soils								
Hazards and Hazardous Materials								
	All vehicles, engines and other related equipment shall be maintained in such a way as to avoid leakage of coolants, oils, and fuel	Operations	Operator	Planning				
Hydrology and Water Quality								
	Maintain all pipes and waterers in such a fashion so as to prevent leaks.	Operations	Operator	Planning				
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
Utilities and Service Systems								