

RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP *BB*
Director

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PLANNING COMMISSION DATE: July 1, 2014

AGENDA ITEM: #4

CUP	#2013-013	Conditional Use Permit to acknowledge an existing chicken ranch and allow for an expansion
APN	#028-090-015	Applicant/Owner: Pitman Family Farms
CEQA	MND #2014-17	Mitigated Negative Declaration

REQUEST:

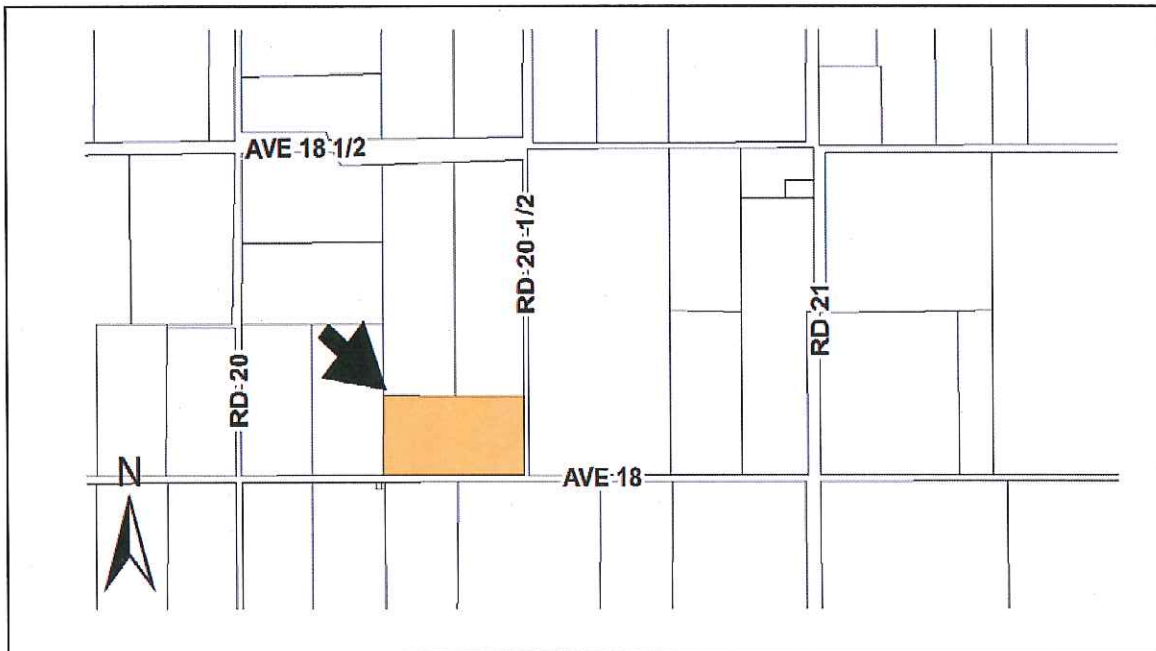
The applicant is requesting a Conditional Use Permit to allow for the expansion of an existing chicken ranch and to increase the number of chickens.

LOCATION:

The subject property is located at the intersection of Avenue 18 and Road 20 1/2 (20807 Avenue 18), Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2014-17) (Exhibit O) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends approval of Conditional Use Permit #2013-013 subject to conditions, Mitigated Negative Declaration MND #2014-17, and the Mitigation Monitoring Program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: A (Agricultural) Designation

SURROUNDING: A (Agricultural) Designation

ZONING (Exhibit B):

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

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

LAND USE:

SITE: Existing chicken farm

SURROUNDING: North, South, East and West: Agricultural.

SIZE OF PROPERTY: 18.8 acres

ACCESS (Exhibit A): Access to the site is via Avenue 18

BACKGROUND AND PRIOR ACTIONS:

ZP 65-68 for the addition of 5000 poultry was approved in June 1965.

ZP 66-54 allowing for poultry Units was approved in July 1966.

The subject chicken ranch facility was initially established in 1963, prior to the enactment of the Zoning Ordinance. In 1989, the then owners of the facility applied for a conditional use permit (CUP 88-20) to recognize the existing chicken ranch and to allow its expansion. The Planning Commission denied the permit in June of 1989, and an appeal to the Board of Supervisors resulted in the upholding of the Planning Commission decision. Reasons for the denial were primarily based upon poor management practices in effect at the time.

CUP 96-16 was heard and approved on May 16, 1996 to recognize the existing poultry farm and to allow for rebuilding of facilities destroyed by a fire.

Stop work order ZA #2014-0020 was issued on January 8, 2014 to stop work on construction activities related to existing structures, as no building permits were issued and the current Conditional Use Permit had not been heard by or approved by the Planning Commission.

PROJECT DESCRIPTION:

The request is to recognize an existing chicken ranch and allow it to expand its' operations on the parcel. The expansion is for three new barn structures of 25,500 square feet poultry barns, for a total of 75,000 square feet in new

**CUP #2013-013
STAFF REPORT**

July 1, 2014

buildings. Each structure will be constructed of galvanized metal, and will be 50 feet in width by 500 feet in length. This will be in addition to the five buildings in existence.

ORDINANCES/POLICIES:

Section 18.56.010 of the Madera County Zoning Ordinance describes the permitted uses on an ARE-20 (Agricultural Rural Exclusive – 20 Acre) District.

Section 18.86.030 of the Madera County Zoning Ordinance describes the discontinuance of use process of Conditional Use Permits.

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.

ANALYSIS:

The request is to recognize an existing chicken ranch and allow it to expand its' operations on the parcel. The expansion includes three 25,500 square feet poultry barns, for a total of 75,000 square feet in new buildings. Each structure will be constructed of galvanized metal, and be 50 feet in width by 500 feet in length. The applicant is employing two persons currently, with 4 total being employed at build out of the project. The employees will work eight to 10 hours a day, with a caretaker living on-site.

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

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. Feed for the poultry is stored on-site in large storage tanks adjacent to the poultry barns. Tractors will be used to bring in bedding and remove used bedding from the barns.

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According to the Madera County Transportation Commission on their most recent traffic counts on Avenue 18 ½, west of State Route 99, which is just north of the facility, the maximum peak period counts east bound are approximately 1,143 vehicles, and west bound are approximately 1,120 vehicles. Given these counts, the peak period counts, the overall impact is not expected to be significant in the area. The Road Department indicates that Avenue 18 is a local road with a minimum road right-of-way of 60 feet.

A complaint by a neighboring parcel owner regarding odors was received during the review of this project. A review of available documents showed no additional complaints of odor or vectors. During site visits, no substantial odors were noted and did not seem to extend past the parcel property lines.

This project was originally brought in to allow the construction of eight new poultry barns. This represented approximately 200,000 square feet of new facility, and the ability to have several thousand new chickens. 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 and the Department of Fish and Wildlife (formally the Department of Fish and Game). The San Joaquin Valley Air Pollution Control required that an air assessment be conducted to further refine potential impacts to the area as well as potential permitting requirements.

Since the initial original application, the owners of the facility have been in discussion with the Air District regarding the assessment requirement. The applicant subsequently decided to scale back the expansion to expand by three new poultry barns, totaling 75,000 new square feet so as to meet the small facility size requirements.

The revised objectives of the applicant were re-circulated to County Departments as well as the Air District. All County Departments indicated no change in their conditions for the project. The Air District commented via email (Exhibit M-1) that just based on the count of poultry alone, this facility would be exempt for certain permitting requirements. The facility would still need to provide information based on farm related equipment (generators, tractors, etc.) for the Air District to determine exactly what permitting would be required. The applicant is currently working with the Air District to provide that information. A proposed condition of approval for this project will be that the facility abide by any and all requirements of the Air District.

The applicant is anticipating using approximately 100 gallons of water per day, with a future anticipated need of approximately 200 gallons per day, to be supplied by a private well. On a weekly basis, it is anticipated that there will be 200 pounds of waste material generated from the site to go to the landfill.

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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 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 18.56.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the ARE-20 (Agricultural Rural Exclusive – 20 Acre) 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. 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. These conditions include those from the San Joaquin Valley Air Pollution Control District, County Environmental Health, Fire and Planning Departments.
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*

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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.

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 ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District. The proposed project is consistent with the designation.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2013-013), Mitigated Negative Declaration (MND #2014-17) and the Mitigation Measure Monitoring Program as presented.

CONDITIONS

See attached.

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-1, Floor Plan
6. Exhibit D-2, Elevations
7. Exhibit E, Aerial Map
8. Exhibit F, Topographical Map
9. Exhibit G, Operational Statement
10. Exhibit G-1, Amended purpose of Conditional Use Permit
11. Exhibit H, Engineering Department Comments
12. Exhibit I, Environmental Health Department Comments
13. Exhibit J, Fire Department Comments
14. Exhibit K, Planning Department Comments
15. Exhibit L, Roads Department Comments
16. Exhibit M, Air District Comments
17. Exhibit M-1, Revised Air District Comments
18. Exhibit N, Initial Study
19. Exhibit O, Mitigated Negative Declaration

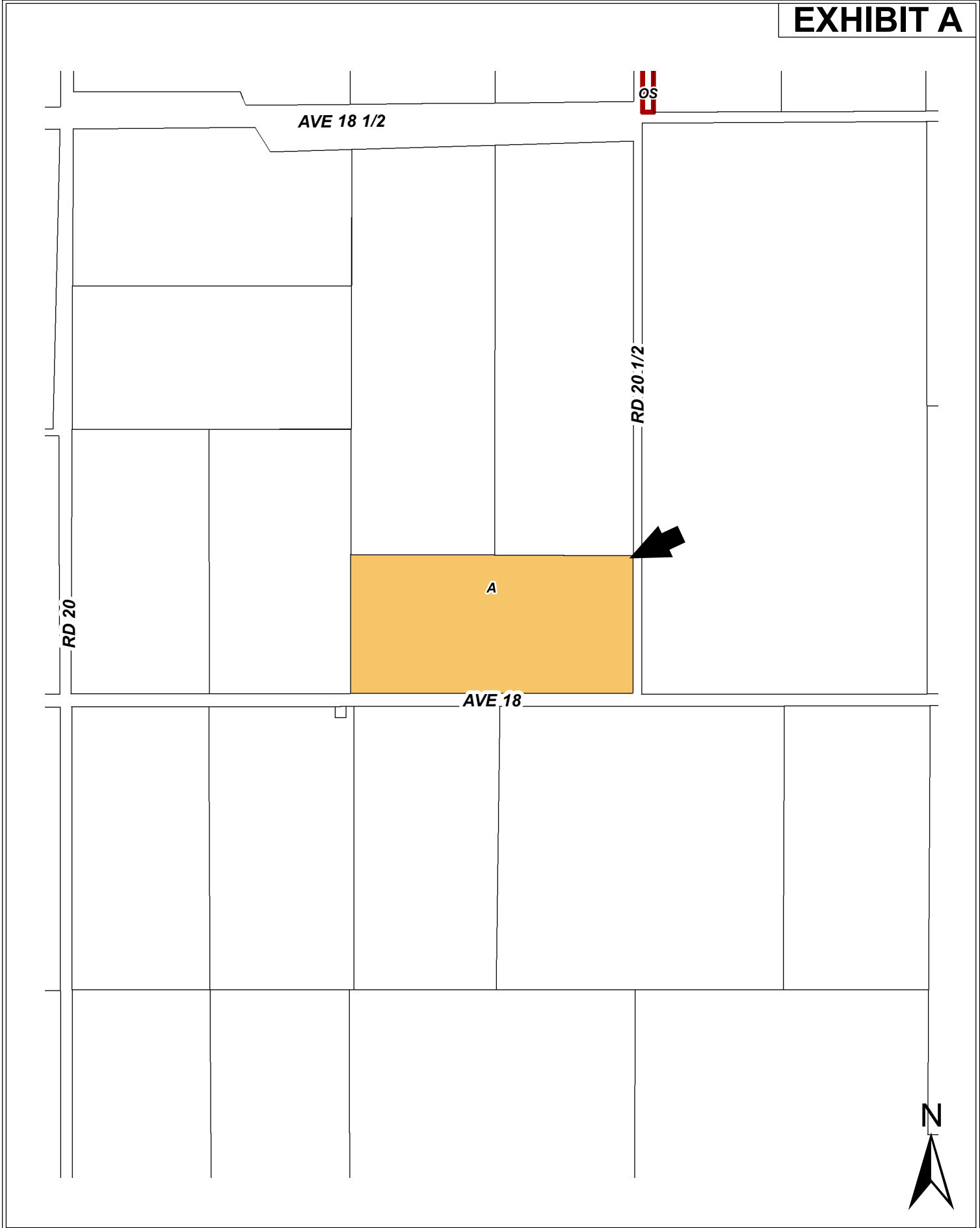
CONDITIONS OF APPROVAL

PROJECT NAME: CUP #2013-013 Pitman Farms
PROJECT LOCATION: northwest corner of Avenue 18 and Road 20
 Madera (20407 Avenue 18)
 Poultry Farm

PROJECT DESCRIPTION:
APPLICANT: Pittman Family Farms
CONTACT PERSON/TELEPHONE NUMBER: 875-9300

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
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	Operations shall maintain all applicable Regional Water and Air Quality Permits as required.	Planning			
6	Water Efficient Landscaping shall be included at construction to screen facility from surrounding residential properties.	Planning			



GENERAL PLAN MAP

AVE 18 1/2

ARE-40

RD 20 1/2

ARE-20

AVE 18

RD 20



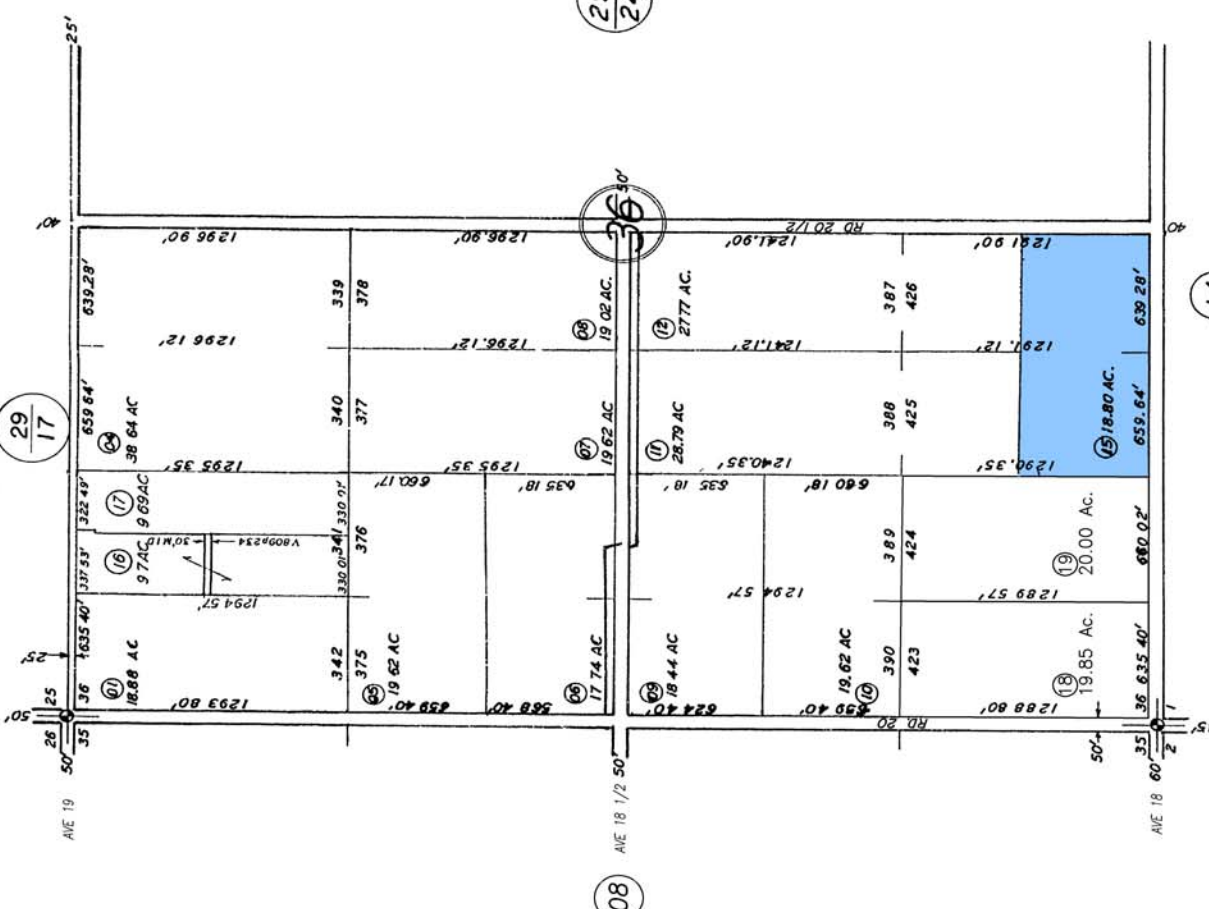
28-09

Tax Area Code
61-025



SEC 36 T10S R16E

FAIRMEAD COLONY NO. 3



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

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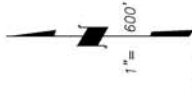
ORIGINAL
IN BLUE

ASSESSOR'S MAP

Assessor's Map No. 28-09
Dixieland
County of Madera, Calif.

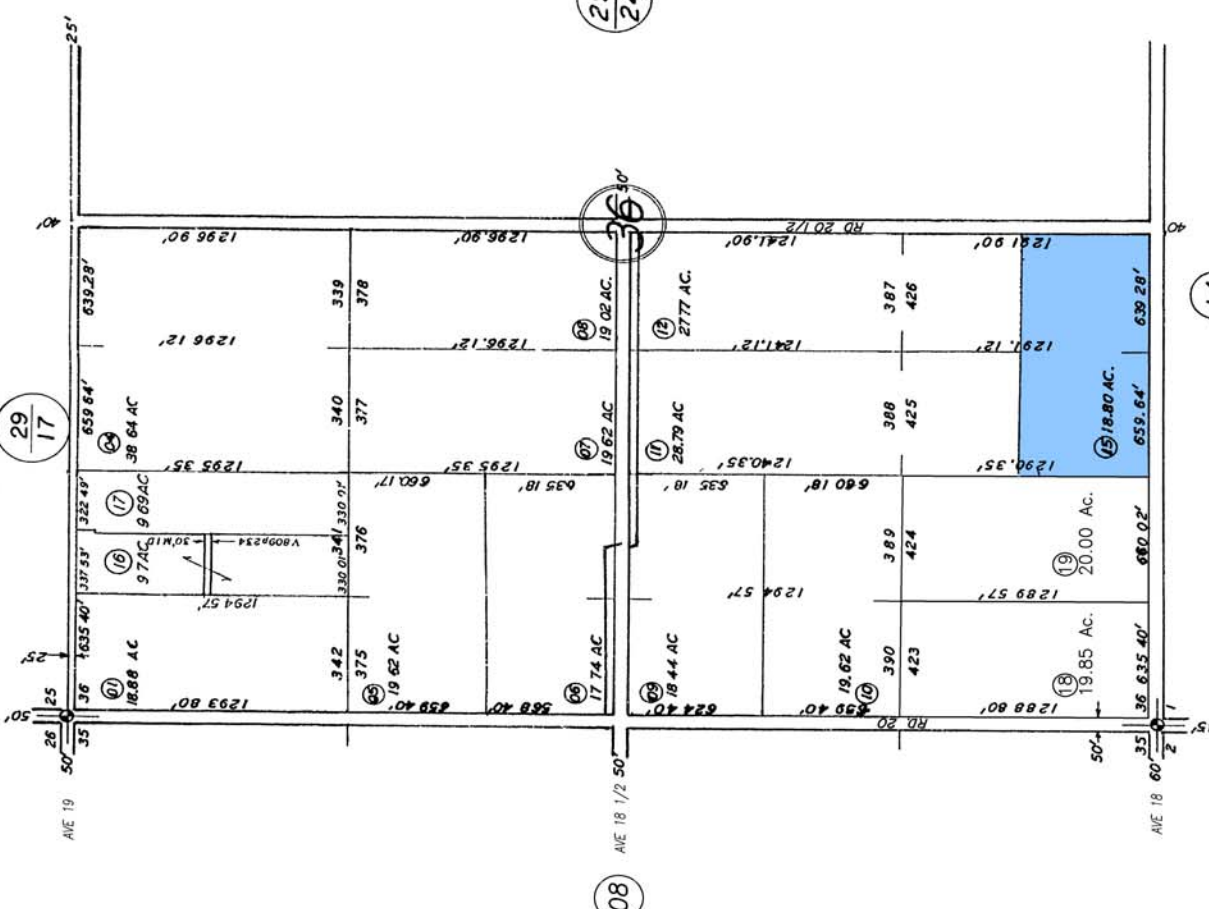
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FAIRMEAD COLONY NO. 3



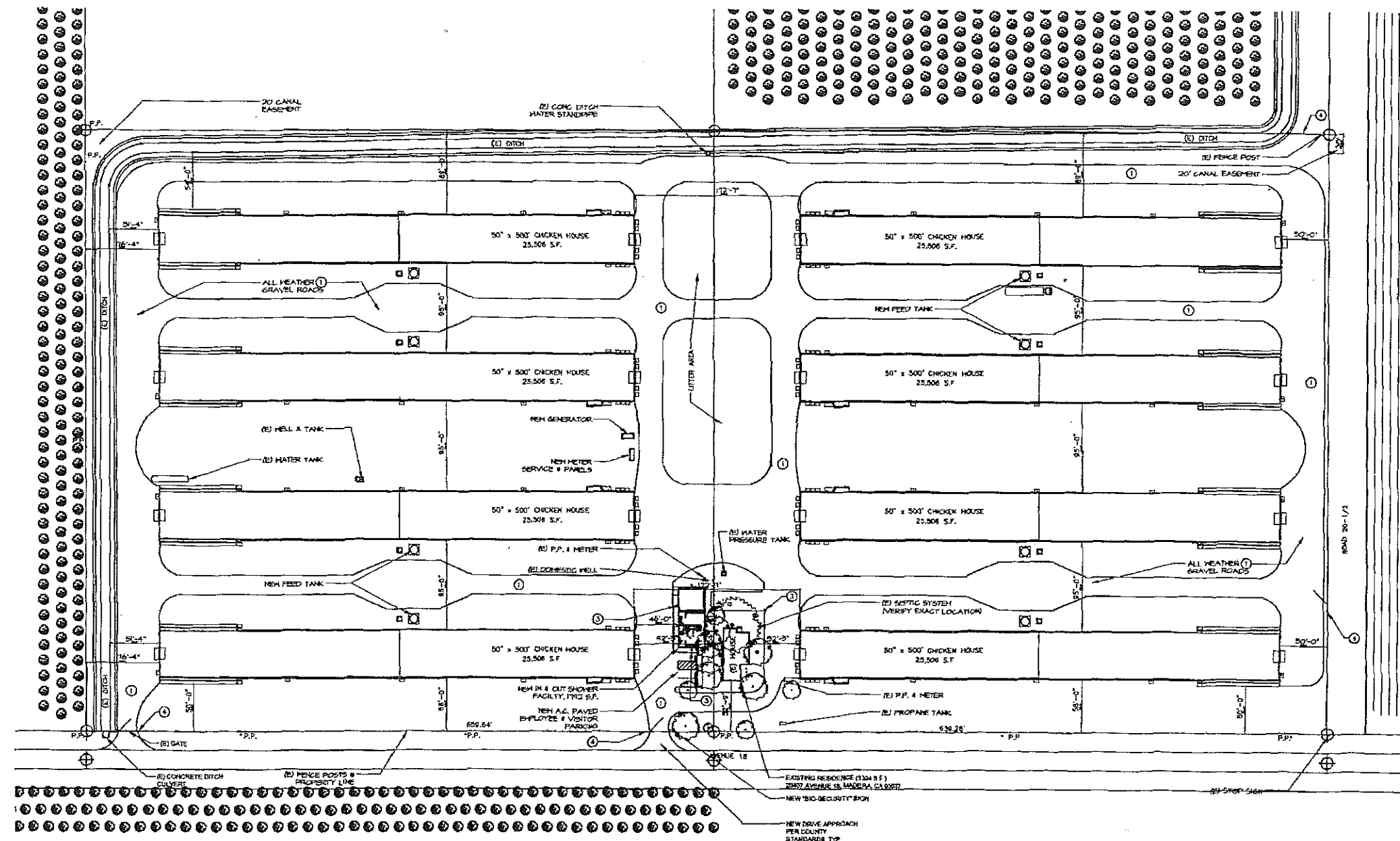
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ORIGINAL
IN BLUE

ASSESSOR'S MAP

Assessor's Map No. 28-09
Dixieland
County of Madera, Calif.



LEGAL DESCRIPTION:
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE SOUTH HALF OF LOTS 421 AND 422 OF FARMHEAD CO. LOTS NO. 3, IN THE UNINCORPORATED AREA, COUNTY OF MADERA, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 7, 1912 IN VOLUME 3, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPTING THEREFROM SUCH INTEREST IN ALL OIL, GAS AND MINERALS RIGHT ON THE ABOVE DESCRIBED PROPERTY, AS WAS PREVIOUSLY EXCEPTED AND RESERVED OF RECORD.
 APR 024-064015

- LEGEND**
- ① DECOMPOSED GRAVEL ALL WEATHER DRIVEWAY, TYP.
 - ② ASPHALT CONCRETE PAVING @ VISITOR/EMPLOYEE PARKING AREA
 - ③ HOODED LIGHT FIXTURE
 - ④ 4" CHAINLINK FENCE WITH SECURITY GATES
 - ⊕ PROPERTY CORNER

SITE PLAN
 1" = 30' - 0"

MJO
 MANUEL J. OLIVEIRA
 ARCHITECT
 C-12708
 705 SPANGLER AVENUE, 4TH FLOOR, CA 95371
 P.O. BOX 2041
 CLAYTON, CA 94520
 925-359-3878

Professional Seal: Manuel J. Oliveira, No. C12708, State of California.

CONSULTANTS

NEW CHICKEN HOUSES FOR
PITMAN FAMILY FARMS
 20407 AVENUE 18
 MADERA, CA 93637
 MADERA COUNTY

REVISIONS

MARK	DATE	DESCRIPTION

FILE: 424-2013 - C.U.P. SITE PLAN
 SCHEMATIC
 DESIGN
 CONSTRUCTION

DRAWN BY: MANUEL J. OLIVEIRA
 PROJECT NO.: 13043

SHEET TITLE: PROPOSED SITE PLAN

SHEET NUMBER: C1.1



AERIAL MAP



TOPOGRAPHICAL MAP

Pitman Farms

1489 'K' Street Sanger, CA 93657

Phone (559) 875-5610 Fax (559) 875-5660

Operational Statement

Location: 20409 Ave 18, Madera, CA 93637

1. APN: 028-090-15
Applicant's Name: Pitman Farms
Address: 20409 Ave 18, Madera, CA 93637
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. We need to build eight 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?
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. No products are sold onsite.
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: 4 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: 4 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?
Avenue 18
13. Estimate the number and type of vehicular trips per day that will be generated by the proposed development.
2 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 demolished. Eight new poultry barns will be constructed.
16. Is there any landscaping or fencing proposed? Described type and location.
Existing fence is along Avenue 18. 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: nut trees East: Vineyard North: Nut Trees and field. South: Vineyard and trees

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?
100 gallons per day and is from private well. Future estimate 200 gallons of water
20. On a daily or weekly basis how much wastewater will be generated by the proposed project and 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, 200lbs 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 sites 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?
Removing old barns, 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: 200,000 square feet.
Total number of employees: 4
Building Heights: 18 feet

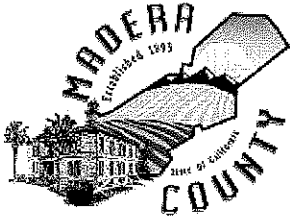
4/18/14

Madras County Planning.

We have amended our poultry ranch project on Avenue 18 $\frac{1}{2}$. We want to add 3 poultry houses with the original 5 poultry houses. We will be able to raise 200,000 birds at a time.

Thank You

Jack Betman



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: April 21, 2014
TO: Jerome Keene
FROM: Madera County
SUBJECT: Pitman Family Farms - Conditional Use Permit - Madera (028-090-015-000)

Comments

DATE May 24, 2013

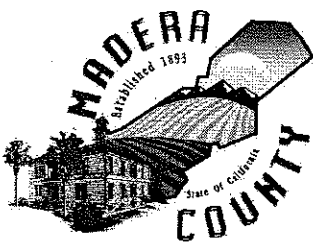
TO Planning Department

FROM Dario Dominguez, Assistant Engineer - DEGS

SUBJECT CUP 2013-013

- 1) The proposed project is located within the Flood Plain. Structures are required to be in compliance with the latest standards. Flood Zone AO.
- 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

ENVIRONMENTAL HEALTH
Jill S. Yaeger, Director

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

MEMORANDUM

TO: Planning Department

FROM: Environmental Health Department *(New)*

DATE: May 12, 2014

RE: Conditional Use Permit (CUP) #2013-013 Pitman Family Farms,
APN 028-090-015.

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: Jerome Keene

FROM: Deborah Keenan, Fire Marshal

DATE: April 21, 2014

RE: Pitman Family Farms - Conditional Use Permit - Madera (028-090-015-000)

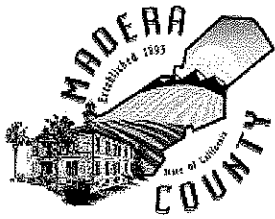
Conditions

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

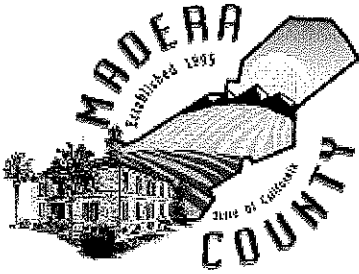
Norman L. Allinder, AICP
Director

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: April 21, 2014
TO: Development Review Committee
FROM: Robert Mansfield, Planning Department
Jerome Keene, Planning Department
RE: Pitman Family Farms - Conditional Use Permit - Madera (CUP #2013-013)
(028-090-015-000)

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. Applicant shall develop and implement vector control plan.
7. Operations shall maintain all applicable Regional Water and Air Quality Permits as required.
8. 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

JOHANNES HOEVERTSZ
Road Commissioner

MEMORANDUM

TO: Jerome Keene
FROM: Road Department
DATE: April 21, 2014
RE: Pitman Family Farms - Conditional Use Permit - Madera (028-090-015-000)

We have reviewed the above-noted project to recognize and expand the existing poultry farm by adding 8 new chicken barns. The amount of traffic that will be generated by the expansion is minimal.

The proposed project has access onto Avenue 18. Avenue 18 is designated as a local road requiring a minimum road right-of-way of 60 ft. Existing right-of-way on the north side of the section line is 30 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

EXHIBIT M

HEALTHY AIR LIVING™

May 30, 2013

Jerome Keene
County of Madera
Planning Department
2037 W. Cleveland Avenue
Madera, CA 93637

Project: Conditional Use Permit (CUP) #2013-013 – Pitman Family Farms

District CEQA Reference No: 20130429

Dear Mr. Keene:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a CUP for an existing poultry farm to allow for an expansion to include eight (8) new poultry barn structures totaling 200,000 additional square feet located at 20409 Avenue 18 in Madera, 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) 230-6090 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 (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).
 - 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: 20130429

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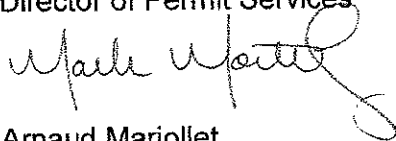
- 4) The proposed project may be subject to the requirements of District Rule 4570 (Confined Animal Facilities) or District Rule 4550 (Conservation Management Practices). Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 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

Environmental Checklist Form

Title of Proposal: CUP #2013-013 – Pittman Poultry Farm (“Bacon” 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:

To recognize an existing poultry farm and allow for an expansion to include 3 new poultry barn structures totaling 75,000 additional square feet. The expansion will allow for the raising of approximately 200,000 chickens.

Project Location:

The site is located at the intersection of Avenue 18 and Road 20 1/2 (20407 Avenue 18), Chowchilla

Applicant Name and Address:

Pitman Family Farms
1489 K Street
Sanger, CA 93675

General Plan Designation:

A (Agricultural)

Zoning Designation:

ARE-20 (Agricultural Rural Exclusive – 20 Acre)

Surrounding Land Uses and Setting:

North, South, East and West: Agricultural and some residential

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 

Date 5-21-14

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) No Impact. There are no scenic vistas in the vicinity of this project site.

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

(c) Less than Significant Impact. The character of the site and surroundings is predominately agricultural in use in one aspect or another. The increase in structures will not significantly impact that character.

(d) Less than Significant Impact. There is the potential of increased lighting as a result of this project. This is due to the new structures and the lighting required for them, as well as potentially new security lighting.

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 - e) No Impact. While the project site is currently zoned as Agricultural, there is no farmland conversion taking place as a result of this project.

The property is classed as Confined Animal Agricultural by the Farmland Mapping and Monitoring Program of the California Resources Agency. The project is consistent with that designation. The project site is not subject to the Williamson Act, therefore no impact will occur as a result of this project.

The current zoning of the project site is ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District. There is no timberland zoning areas in the vicinity of this project site. There is no forest land associated with this parcel. The use of the parcel has been the same for several years, and there are no planned changes as a result, just a slight expansion.

General Information

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

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

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

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

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

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

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

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

and other developed purposes.

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

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

(b - e) Less than Significant Impact with Mitigation Incorporation. While the area is predominately agricultural in nature, there are residences in the area. As is common County wide, these residences are few and far between in the more rural areas of the County. Most residences in these areas typically are located on agriculturally used farms of some sort (crops, dairies, etc.) and are inhabited by either the farm workers or property owners, or in some case for multiple housing units, both.

Odors are expected due to the nature of this operation. These odors can be caused by, but are not limited to, animal feed, animal fecal matter, dead animals not properly disposed of, vehicle emissions and even dust emissions from the site. In some cases, construction emissions can cause odors, but those are typically short term impacts.

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.

The applicant is proposing three new structures on-site, bringing the total to eight chicken coop type structures. This has the potential of housing some 200,000 chickens at any one particular time.

Animal production operations are a source 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, there are pieces of equipment that could potentially be contributing factors. These factors include the use of an Emergency Generator (diesel fuel, estimated use: approximately 200 hours annually), tractor (diesel fuel, estimated use: 500 to 750 hours annually), and a 500 gallon diesel fuel tank. San Joaquin Valley Air Pollution Control District calculations for their permits take in to account the equipment factors of animal facilities such as this one when determining permitting requirements in addition to any control measures required.

In 1998, California identified diesel exhaust particulate matter as a toxic air contaminant based on its potential to cause cancer, premature death, and other health problems. Those most vulnerable are children whose lungs are still developing and the elderly who may have other serious health problems.

Global Climate Change

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

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

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

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

direct removal, filling, hydrological interruption, or other means?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - f) No Impact. There are no habitats identified on this parcel, so no modifications are expected as a result. No riparian habitats exist on this property. No impacts identified as a result. No federally designated wetlands are in the vicinity of this project site, no impacts identified as a result. No migratory corridors have been identified in the vicinity of this project. No impacts have been identified as a result of this project.

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
Swainson's hawk	None	Threatened	None	None
Vernal pool fairy shrimp	Threatened	None	None	None
Heartscale	None	None	None	1B.2
Lesser saltscale	None	None	None	1B.1
Succulent owl's clover	Threatened	Endangered	None	1B.2

Berenda 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)

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 USFWWS, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

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

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

Reference CEQA Guidelines §15064.5 for definitions.

(a) No Impact. There are no historical resources on the project site, so therefore there will be no impacts associated with this project site.

(b) Less than Significant Impact. There will be some construction as it relates to this project (additional barns). While there is no evidence of archaeologically significant resources on this project site, this does not necessarily mean that there is none. Any potential impact can be mitigated by including doing an archaeological assessment prior to any construction or construction related activity (such as grading).

(c) Less than Significant Impact. While there are no known paleontological resources in the area, there is still the potential of buried unknown sources. There is construction proposed as a result of this project, as such there is the potential of discovering previously unknown paleontological resources.

(d) Less than Significant Impact. There is construction proposed as a result of this project, as such, there is the potential of finding previously unknown resources when any new construction occurs.

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"/>

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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) No Impact. The parcel is in an area where it is topographically not conducive to landslides, so therefore there will be no impacts.

(b - 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

intermixed with wildlands?

Discussion:

(a) No Impact. The applicant has indicated that no hazardous materials will be used; and no hazardous waste will be generated as a result of this project. However diesel fuel and coolants from construction related equipment may leak from the equipment as a matter of course. This is expected to be minimal.

(b – c) No Impact. The project, per the applicant, does not utilize hazardous materials or hazardous waste as a course of operations.

(d) No Impact. The site is not located on or near any hazardous waste storage facilities, or on or near any brownfields sites as indicated by the Environmental Protection Agency.

(e – f) Less than Significant Impact. While this project is not in an airport land use plan area, or in the Airport/Airspace Overlay District of the Madera Municipal Airport, it is in the proximity of the outer fringes of the airport/airspace overlay district, therefore must be looked at in that light. Per the operational statement, and proposed construction, there is little chance of impacting flight operations.

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"/>

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|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. The applicant is expecting to utilize 100 to 300 gallons of water per day for use in operations being supplied by private well. The amount of discharge is expected to be minimal but not substantial enough to be an issue.

(b) Less than Significant Impact. The applicant is expecting to utilize 100 to 300 gallons of water per day for use in operations being supplied by private well. Any concerns of groundwater usage is minimal.

(c - f) Less than Significant Impact. There are no streams in the vicinity of the project site that would be impacted as a result. With the construction, there will be some diversion of rain water runoff that could potentially increase drainage patterns and impact stormwater retention systems. But given the size of the project, the overall impact is expected to be minimal.

(g - i) Less Than Significant Impact with Mitigation Incorporation. The property is located in a 100-year flood zone per the FEMA maps. There are existing structures on site, as well as housing. There are additional structures planned as a result of this project. They will need to be in compliance with flood zone practices.

FLOOD ZONE: AO

Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet (100-year flood plane). Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO has been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

(j) No Impact. A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami is an unusually large sea wave produced by seaquake or undersea volcanic eruption (from the Japanese 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.

General Information

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

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

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental

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

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

Discussion:

(a - c) No Impact. This project will not physically divide an existing community. The surrounding area is mostly in agricultural use. The parcel will not be split or joined with other parcels. The use will be consistent with allowed land uses under the zoning ordinance and general plan policies. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

(a - d) Less than Significant Impact. During the period of construction there will be a minimal, temporary increase in noise levels and potential groundborne vibrations. These are not expected to be substantial.

(e - f) Less than Significant Impact. This project is within proximity to an airport. It is not within an airport/airspace overlay district.

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
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?

Discussion:

(a - i and ii) Less than Significant. The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sheriff'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.

(a - iii) No Impact. No impacts are anticipated as a result of this project as it does not relate to any educational programs, or increase the surrounding population.

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

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

(a - iv) No Impact. No impacts are anticipated as a direct, indirect, short or long term impact as a result of this project.

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

(a - v) No Impact. No impacts identified as a result of this project.

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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

(a - b) Less than Significant Impact. While there will be a minimal increase in traffic as a result of this project, the overall impact is expected to be minimal due to the overall size of the project.

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	> 55-80

	queues may block nearby intersection(s) upstream of critical approach(es)	
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.

(c) No Impact. As this project is not within an airport/airspace overlay district, but is in proximity to the Madera Municipal airport. Any impacts will be minimal if any at all.

(d) No Impact. There is no design work as a part of this project.

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) Less than Significant Impact. No additional treatment will be required as a result of this project. There may be an increase in septic tank use and maintenance.

(b - e) No Impact. Water usage, thus water discharge, will be minimal given the size of the project, therefore no impact identified.

(f - g) Less Than Significant Impact. Trash generation will be minimal.

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

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?

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

Discussion:

(a - c) Less than Significant Impact. As discussed in this document, there will be some impacts as a result of the project. However, the overall impacts will be less than significant.

CEQA defines three types of impacts or effects:

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

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

Madera County General Plan

California Department of Finance

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

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

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

Madera County Integrated Regional Water Management Plan.

Madera County Department of Engineering

Madera County Environmental Health Department

Madera County Fire Marshall's Office

Madera County Roads Department

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 2014-17

1

May 21, 2014

MITIGATED NEGATIVE DECLARATION

MND

RE: Conditional Use Permit #2013-013 – Pitman Farms (“Bacon Ranch”)

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 3 poultry barns and raising of 200,000 chickens

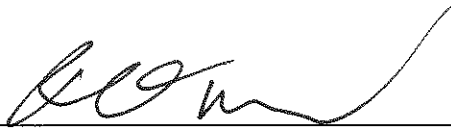
The site is located at the intersection of Avenue 18 and Road 20 1/2 (20407 Avenue 18), Chowchilla

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. No idling of any farm related diesel engines (i.e. tractors, generators, delivery vehicles, etc.) for more than 10 minutes.
7. Remove manure from site on a regular basis to avoid accumulation issues.
8. All vehicles, engines and other related equipment shall be maintained in such a way as to avoid leakage of coolants, oils, and fuel.
9. Construction standards for Flood Zone AO shall be met on all structures.

A handwritten signature in black ink, appearing to be 'J. C. W.', written over a horizontal line.

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 # 2014-17

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	EH/Planning	Planning				
	Remove spoiled food regularly	Operations	EH/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				
	Avoid orientating buildings so that ventilation fans blow exhaust air towards neighbors or adjacent road ways	Operations	Building	Planning				
	No idling of any farm related diesel engines (i.e. tractors, generators, delivery vehicles, etc.) for more than 10 minutes	Operations	Contractor	Planning				
	Remove manure from site on a regular basis to avoid accumulation issues	Operations	EH/Planning	Planning				
	All vehicles, engines and other related equipment shall be maintained in such a way as to avoid leakage of coolants, oils, and fuel	Operations	Contractor	Planning				
Biological Resources								
Cultural Resources								
Geology and Soils								
Hazards and Hazardous Materials								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Hydrology and Water Quality								
	Construction standards for Flood Zone AO shall be met on all structures	construction	Engineering	Planning				
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
Utilities and Service Systems								