

Community and Economic Development Planning Division

Matthew Treber *BT*
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PLANNING COMMISSION DATE: January 5, 2016

AGENDA ITEM: #2

CUP	#2015-012	To allow for use of small farming facility for raising of mice and rats
APN	#035-280-008	Applicant: Goodwin, William Owner: Walstad, Michael
CEQA	MND #2015-23	Mitigated Negative Declaration

REQUEST:

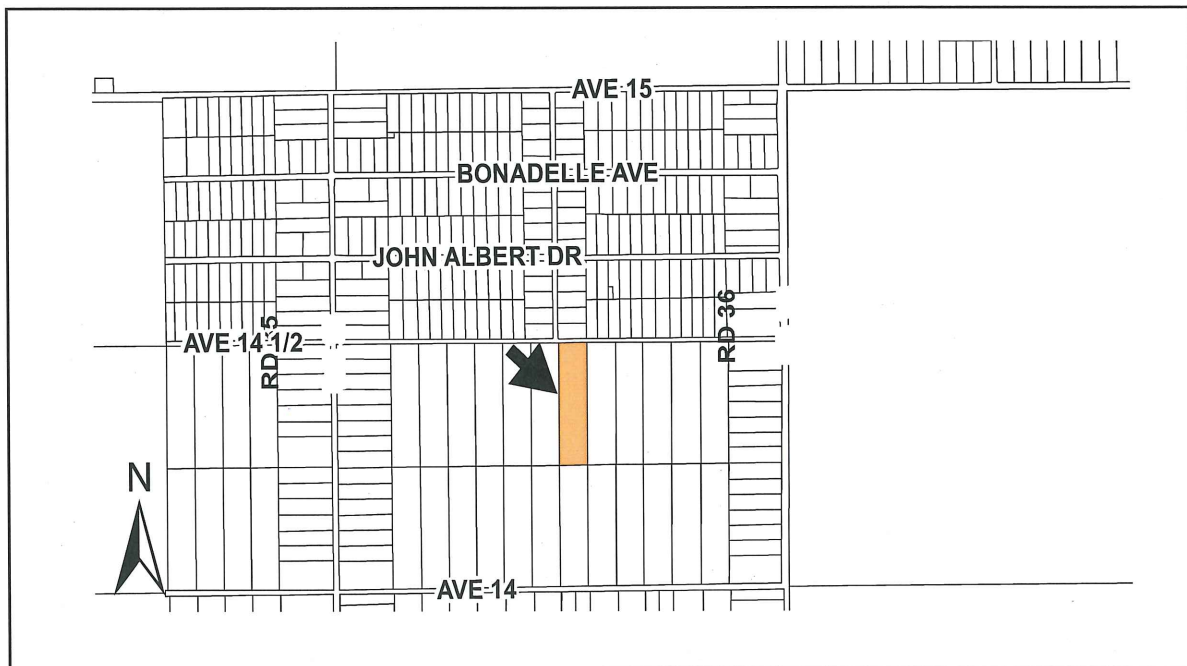
This is a request to allow for agricultural use of a small farming facility for the raising of mice and rats for wholesale for pet food and test labs.

LOCATION:

The subject parcel is located on the southeast corner of the intersection of Avenue 14 1/2 and Road 35 1/2 (35526 Avenue 14 1/2), Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2015-23) (Exhibit P) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends denial of Conditional Use Permit #2015-012 and its' associated Mitigated Negative Declaration (MND #2015-23).

RM

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: RR (Rural Residential) Designation

SURROUNDING: VLDR (Very Low Density Residential); RR (Rural Residential) Designation

ZONING (Exhibit B):

SITE: AR-5/MHA (Agricultural, Rural – 5 Acre) District with a Manufactured Housing Architectural Overlay

SURROUNDING: AR-5/MHA (Agricultural, Rural – 5 Acre) District with a Manufactured Housing Architectural Overlay; RRS/MHA (Rural Residential Single Family) District with a Manufactured Housing Architectural Overlay; RRS-2/MHA (Rural Residential Single Family – 2 Acre) District with a Manufactured Housing Architectural Overlay

LAND USE:

SITE: Single Family Residence

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

SIZE OF PROPERTY: 9.8 acres

ACCESS (Exhibit A): Access to the site is via Avenue 14 1/2

BACKGROUND AND PRIOR ACTIONS:

On March 14, 2011, a Setback Variance (ZV #2011-001) to allow for a 7' – 0" side setback for an existing shop building was approved.

PROJECT DESCRIPTION:

This is a request to allow for an agricultural use of raising rats and mice for wholesale to pet stores and testing labs. A new 10,000 square feet steel framed shop building will be constructed. It will be insulated and have room separation with drywall, off-white or yellow-white exterior color with an exterior height of 15' – 7" and an interior height of 13' – 5". There is an existing single family residence as well as an existing 5,000 square foot structure marked as storage on the site plan (Exhibit D). The applicant anticipates having roughly 75,000 mice and rats a month, with 60,000 being sold per month leaving approximately 15,000 for breeding. No retail operations will occur on-site, shipping to customers will occur as a part of the operations.

ORDINANCES/POLICIES:

Section 18.04.030 of the Madera County Zoning Ordinance defines Agriculture.

Section 18.54 of the Madera County Zoning Ordinance outlines the uses and regulations of the AR-5 (Agricultural, Rural – 5 Acre) District.

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

ANALYSIS:

This is a request to allow for an agricultural use of raising rats and mice for wholesale to pet stores and testing labs. A new 10,000 square feet steel framed shop building will be constructed. It will be insulated and have room separation with drywall, off-white or yellow-white exterior color with an exterior height of 15' – 7" and an interior height of 13' – 5". There is an existing single family residence as well as an existing 5,000 square foot structure marked as storage on their site plan (Exhibit D). The applicant anticipates having roughly 75,000 mice and rats a month, with 60,000 being sold per month leaving approximately 15,000 for breeding. No retail operations will occur on-site, shipping to customers will occur as a part of the operations.

The property is zoned AR-5/MHA (Agricultural, Rural-5 Acre) District which allows for agricultural uses. The County Code defines "agriculture" as the tilling of soil, raising of crops, horticulture, viticulture, animal husbandry and dairying.

The waste generated (rodent bedding and feces) will be disposed daily into a waste management dumpster that will be picked up weekly. As the solid waste will include feces, and will only be picked up weekly by the waste disposal operators, odor generation will be an ongoing issues, especially during summer months. This potential issue is felt stronger by those classified as "sensitive receptors."

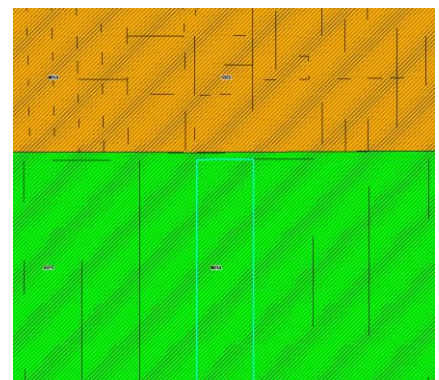
Sensitive receptors are facilities that "house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors." (GAMAQI, 2002). There is residential development throughout the area; while there is no certainty as to how many children or elderly are residing here, it is a safe assumption that there is a mix of the two in the area.

"Agriculturally Oriented Services" includes such activities as the provision of buying, selling, processing, storing, packaging, shipping and otherwise directly serving functions associated with the production of local agricultural products. Local agricultural products have typically been items such as almonds or wine.



The subject parcel is located in the Bonadelle Ranchos

Subdivision. The parcels to the north are approximate 1.25 acres and are zoned RRS (Residential Rural Single Family)



District and are developed for residential use.

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The parcels to the east, west, and south are approximately 10 acres in size. The parcel to the west is in agriculture, all other parcels are residentially developed.

The applicant anticipates using 1,000 gallons of water per day for operational use from an onsite well. Approximately 100 gallons of wastewater is anticipated to be generated daily. The wastewater generated will be from cleaning of the rodent caging and will be disposed of through on-site septic. There is one on-site septic tank and leach field that are being utilized by the single family residence on the property. The applicant has indicated that the wastewater generated by this project will utilize a septic system. The site plans submitted for this project did not indicate any provisions for a new septic system.

According to the Madera County Transportation Commission (MCTC), the traffic counts for the area range from 1,274 north bound to 1,131 south bound vehicles along Road 36 west of its' intersection of Avenue 15, which is the closest intersection for which there are traffic counts for 2013. The applicant projects three visitors and one delivery truck on a daily basis to visit the site. This operation will require five employees that will work from 9:00 am to 5:00 pm.

This project was circulated to the Public Works, Fire, the County's Department of Agriculture/Agricultural Commissioner and Environmental Health Departments of the County for comments and conditions. Those departmental comments and conditions that were received are attached herein. The packet was also circulated to the San Joaquin Valley Unified Air Pollution Control Board, Regional Water Quality Control Board and Sheriff and Department of Fish and Wildlife.

The Regional Water Quality Control Board (RWQCB) replied back indicating that the current septic system appears to be inadequate for the project. RWQCB indicated that any on-site treatment systems for other wastes and land applications would require the submittal of a Report of Waste Discharge be submitted to the RWQCB. The Environmental Health Department indicates that the proposed structure will require its' own private sewage disposal system.

In discussions with the Agriculture Commission of Madera County, they have no rules or regulations concerning this type of facility, and do not consider rodents to be farm animals or livestock. The Centers for Disease Control and Prevention has tied such diseases as Hantavirus Pulmonary Syndrome, Hemorrhagic Fever and plague, amongst others, directly to rodents, which is contrary to public health and safety given the proximity to residential development. The California Department of Food and Agriculture has a resource for animal health entry requirements in to the State which lists various types of livestock; rodents are not on that list. This indicates to Staff that the Department of Food and Agriculture does not consider rodents as livestock.

Through Staff's analysis of the proposal, it has been determined that the nature of this operation does not fall into a standard classification of agriculture. It would be better to be located in a heavy commercial or industrial zone district.

If the Planning Commission were to approve the project, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,260.25 to cover the Notice of Determination (CEQA) filing at the Clerks' office. The amount covers the current

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\$2,210.25 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 and 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 the project. 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.* The property is AR-5 (Agricultural, Rural -- 5 Acre District) which allows for animal kennels and agriculturally oriented services with a Conditional Use Permit. The application submitted is to allow for the raising, breeding and selling of mice and rats, which are classified as rodents. The County's zoning ordinance has no classification for rodents, nor is there any aspect of the ordinance that can be made to fit the proposed use in this particular zone district.
2. *The proposed project is not contrary to the public health, safety, or general welfare.* The Centers for Disease Control and Prevention has tied such diseases as Hantavirus Pulmonary Syndrome, Hemorrhagic Fever and plague, amongst others, directly to rodents, which is contrary to public health and safety. Even though the application material indicates the rodents will be kept in an enclosed environment, there is still the chance they can find a way out and potentially spread any known disease related to them. Rodents can cause potential damage to homes by chewing on various wiring and creating holes in the siding and therefore gaining access to inside the homes. This can be a health and safety issue, especially if the rodents were to die inside the homes, or defecate inside, thus spreading disease.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors.* Given the number of proposed rodents on site at any one given point in time, the quantity of rodent feces could potentially be offensive or a nuisance due to the odor. The Centers for Disease Control and Prevention has tied such diseases as Hantavirus Pulmonary Syndrome, Hemorrhagic Fever and plague, amongst others, directly to rodents. The County's Department of Agriculture/Agricultural Commissioner has raised some concerns along the lines of nuisances such as odor.

As the solid waste will include feces, and will only be picked up weekly by the waste disposal operators, odor generation will be an ongoing issues, especially during summer months. This potential issue is felt stronger by those classified as "sensitive receptors."

Sensitive receptors are facilities that "house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors." (GAMAQI, 2002).

4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The area surrounding this parcel is a mix of agricultural and residential. There are those who have some aversion towards rodents for one reason or another and may find it undesirable to be residing near a facility such as this. There are also crops in the area that could potentially be impacted by any increase in the rodent population.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designation for the property is RR (Rural Residential) Designation which allows for limited agricultural uses. The property is zoned AR-5/MHA (Agricultural, Rural – 5 Acre) District with a Manufactured Housing Architectural Overlay which allows for animal kennels and agriculturally oriented services with a Conditional Use Permit. While the zoning and general plan designations may be compatible, the proposed use is more directly related to either a commercial or industrial activity, therefore the zoning and general plan designations are inconsistent with the proposed use.

RECOMMENDATION:

The analysis provided in this report supports denial of the Conditional Use Permit (CUP #2015-012) and its' associated Mitigated Negative Declaration (MND #2015-23) and associated Mitigation Monitoring Program. Should the Planning Commission chose to approve this project, Staff recommends approving it with the attached conditions of approval and mitigations.

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
5. Exhibit E, Aerial Map
6. Exhibit F, Topographical Map
7. Exhibit G, Operational Statement
8. Exhibit H, Supplemental waste management information
9. Exhibit I, Environmental Health Comments
10. Exhibit J, Fire Marshall's Comments
11. Exhibit K, Planning Division Comments
12. Exhibit L, Public Works – Engineering Comments
13. Exhibit M, Public Works – Roads Comments
14. Exhibit N, Regional Water Quality Control Comments
15. Exhibit O, Madera County Department of Agriculture
16. Exhibit P, Initial Study
17. Exhibit P, MND #2015-23 and MMRP

CONDITIONS OF APPROVAL

PROJECT NAME: CUP #2015-012

PROJECT LOCATION: southeast corner of Avenue 14 1/2 and Road 36 1/2
(35526 Avenue 14 1/2) Madera

PROJECT DESCRIPTION: CUP to allow for agricultural raising of rats and mice

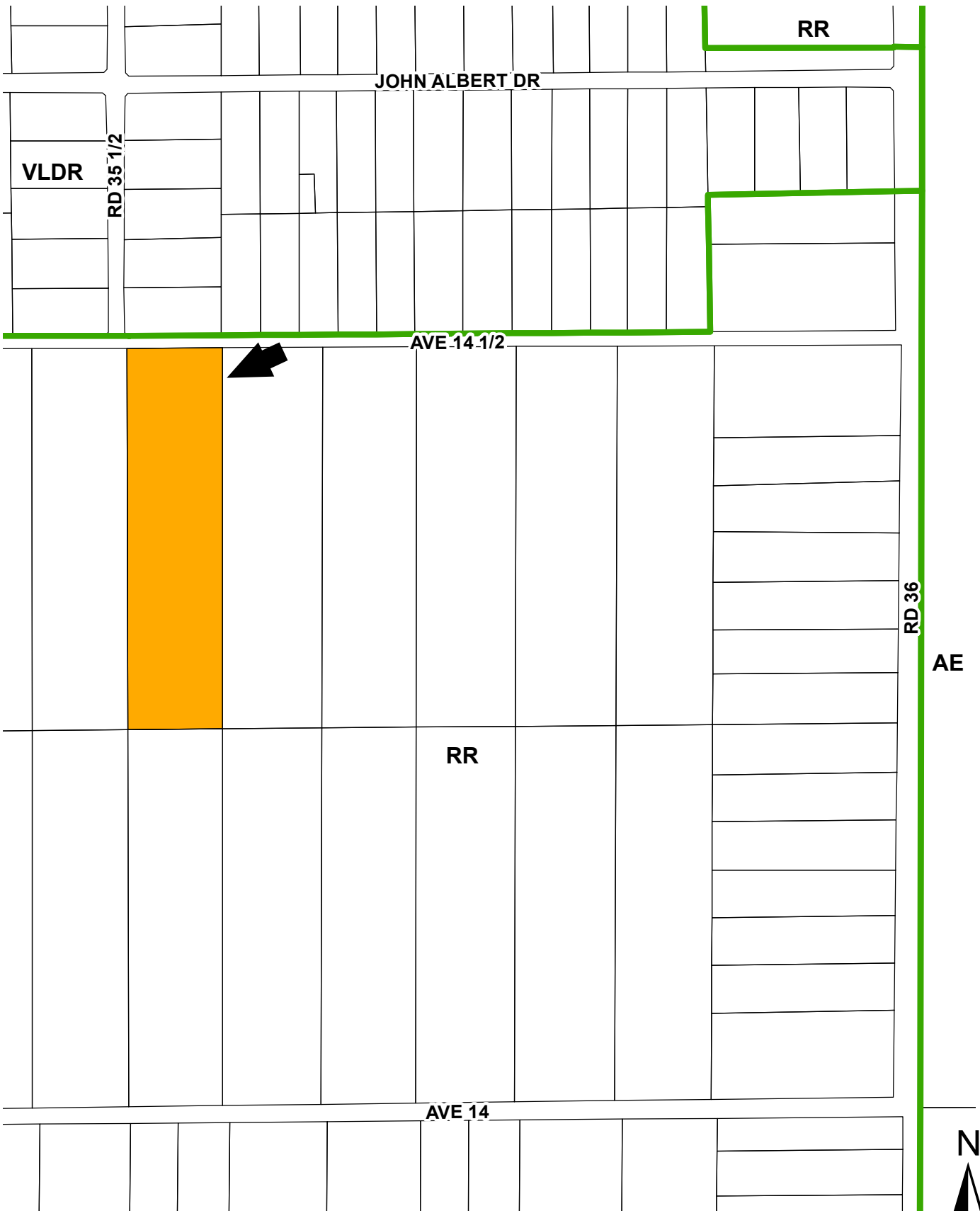
APPLICANT: Goodwin, William

CONTACT PERSON/TELEPHONE NUMBER: 559-360-5140

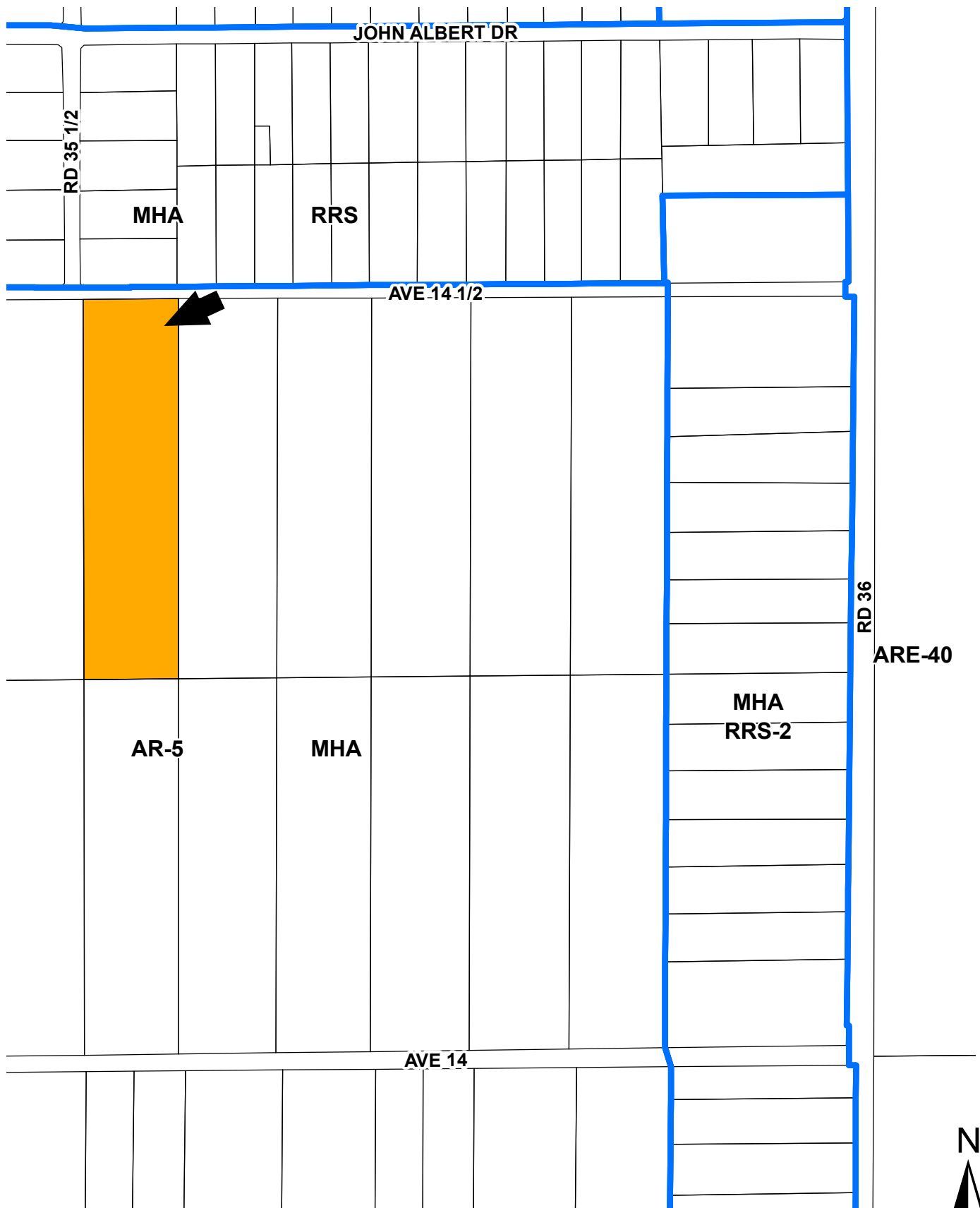
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	Businesses that buy or sell warmblooded animals, exhibit them to the public, transport them commercially, or use them in experiments or teaching must be licensed or registered by the U.S. Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS). Applicant must contact USDA APHIS for licensing and/or registration requirements. Submit a copy of completed USDA APHIS application and/or registration to our Division.	EH			
2	Provide a Waste Management Plan. The Waste Management Plan should identify how animal waste is managed to prevent the spread of disease(s)	EH			
3	Provide an Odor Management Plan. The Management Plan must go into detail in describing how odor will be managed and implemented.	EH			
4	Provide a Dead Animal Management Plan. The Management 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			
5	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division, Public Works, or Regional Water Quality Control Board. All Commercial buildings that utilize private on-site sewage disposal system must be an Engineered Design Septic System and it must comply with all construction requirements as it pertains to the 2013 California Plumbing Code Appendix H and Madera County Code 14.20. Indicate on the plot plan the location of existing and proposed private sewage disposal system(s)	EH			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
6	Applicant must identify Water Supply Source. If the parcel is served by a private well indicate all well(s) located on the property and its intended use. The water well(s) to be used on site for this project shall be approved and permitted by this department and may be subject to regulations as a "Public Water System". "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.	EH			
7	The construction and then ongoing operations 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 Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
Fire					
1	Fire apparatus access roads shall be provided, constructed and maintained as follows: The roads shall be provided within 150 feet of all portions of the exterior walls of the proposed building as measured by an approved route around the exterior of the building. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vehicle clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Signs shall be provided and maintained for the apparatus access roads to identify such roads and prohibit the obstruction thereof or both. Fire apparatus access roads shall not be blocked in any manner, including parking or vehicles.	Fire			
2	A County Standard Dry Barrel Hydrant shall be installed within 400 feet of the furthest portion of the proposed buildings measured by way of driveable access. The hydrant location shall be approved by the Madera County Fire Marshal prior to installation of any portion of the system.	Fire			
3	The minimum required fire flow for the proposed building is 1,500 gallons per minute (gpm) at 20-psi (pressure per square inch) residual of two hours. If the building construction type changes, the required fire flow may also change.	Fire			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
4	If the required fire flow is not available, the building shall be protected with an automatic engineered fire sprinkler system, fire alarm system and fire suppression water tank.	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 as required for this project.	Planning			
2	All driveways and parking associated with this project are to be constructed and maintained in a manner to provide for a dust free environment.	Planning			
3	Facility noise levels shall conform to Madera County Noise Ordinance standards	Planning			
4	All lighting shall be hooded and directed away from adjoining parcels and roadways	Planning			
5	Signs located on the exterior of the site shall include an emergency and twenty-four-hour contact number for the general public. The sign shall be located at the main entrance to the site and shall conform to the County's sign ordinance.	Planning			
6	Applicant to apply for a business license with the County	Planning			
7	Applicant to implement appropriate vector control measures.	Planning			
Public Works - Engineering and Roads					
1	The owner/developer will be required to complete one of the following	PW			
a	Elevate the structure above the Base Flood Elevation (BFE) and submit an elevation certificate (FEMA Form 086-0-33)				
b	Floodproof the structure and submit a Floodproof Certificate (FEMA Form 086-0-34)				
c	Convert structure to a storage only building and install floodvents and documentation stating that the building has been constructed using flood resistant material up to the BFE.				
2	The driveway approach within the road right of way shall be constructed to Madera County Standards prior to final inspection of this structure by the Engineering Department. Approach to County Standard ST-27 minimum 20' in width				



GENERAL PLAN MAP

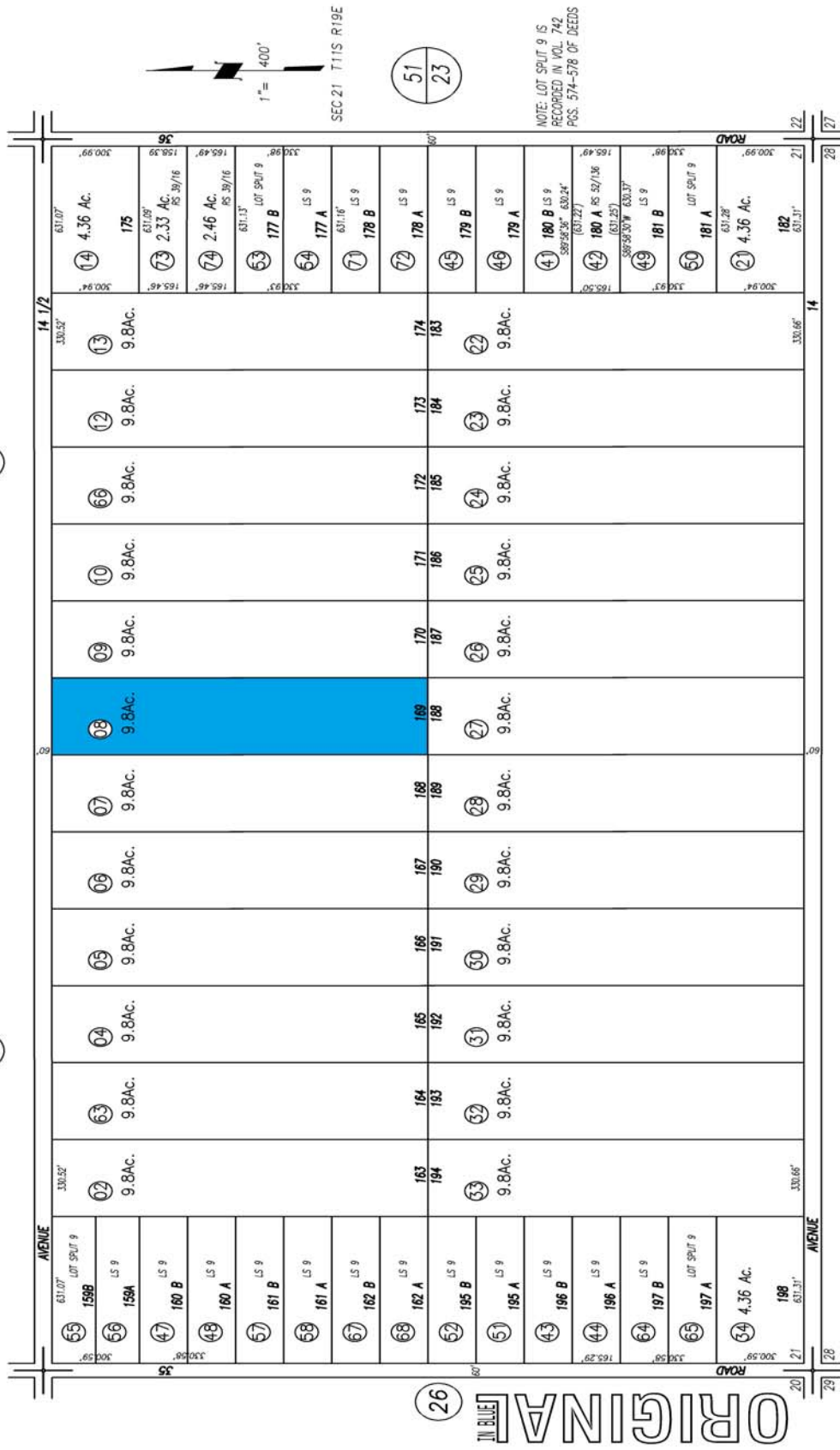


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BONADELLE RANCHOS

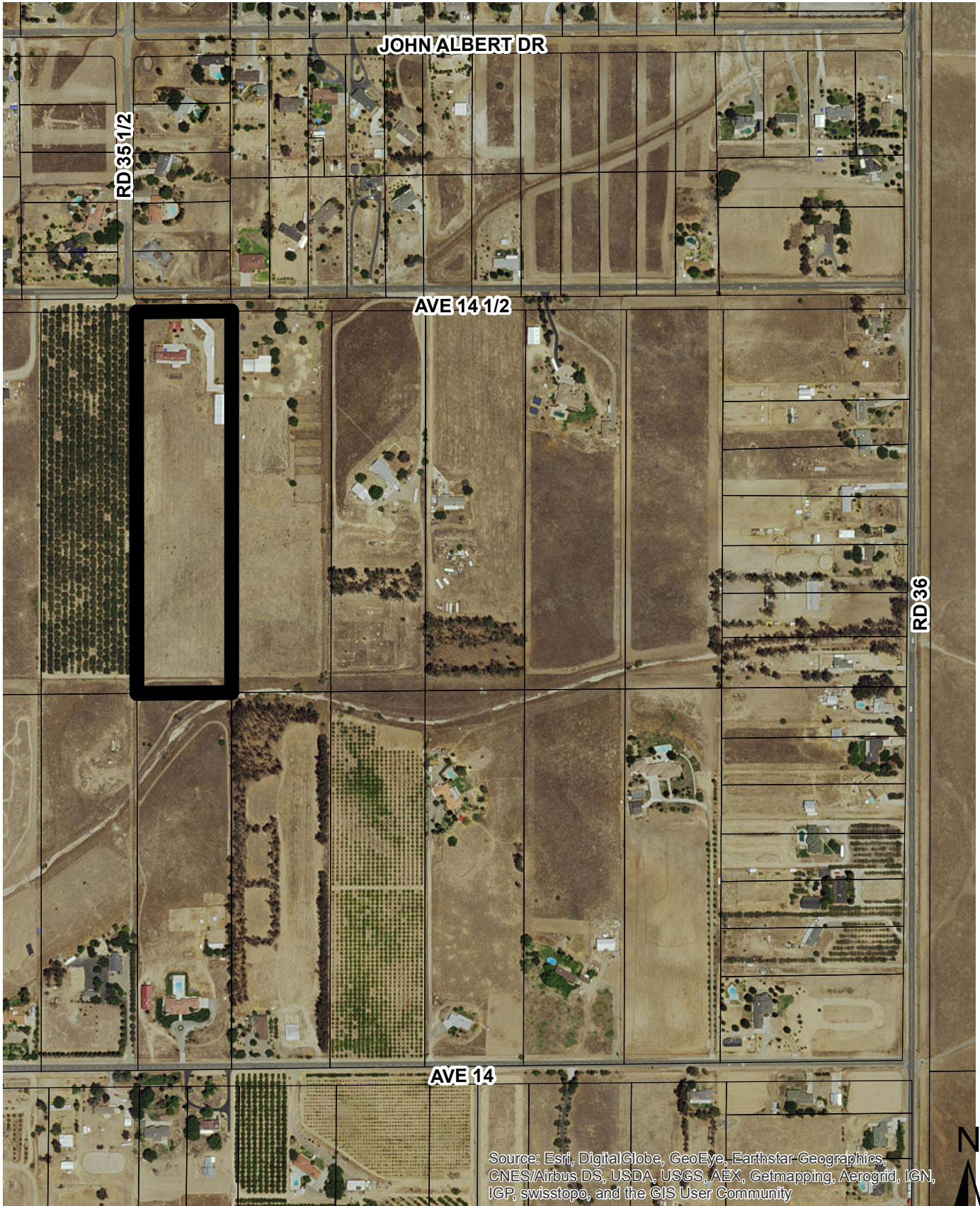
TRACT 35 VOL. 7 PGS. 102-117

Tax Area Code
65-001



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

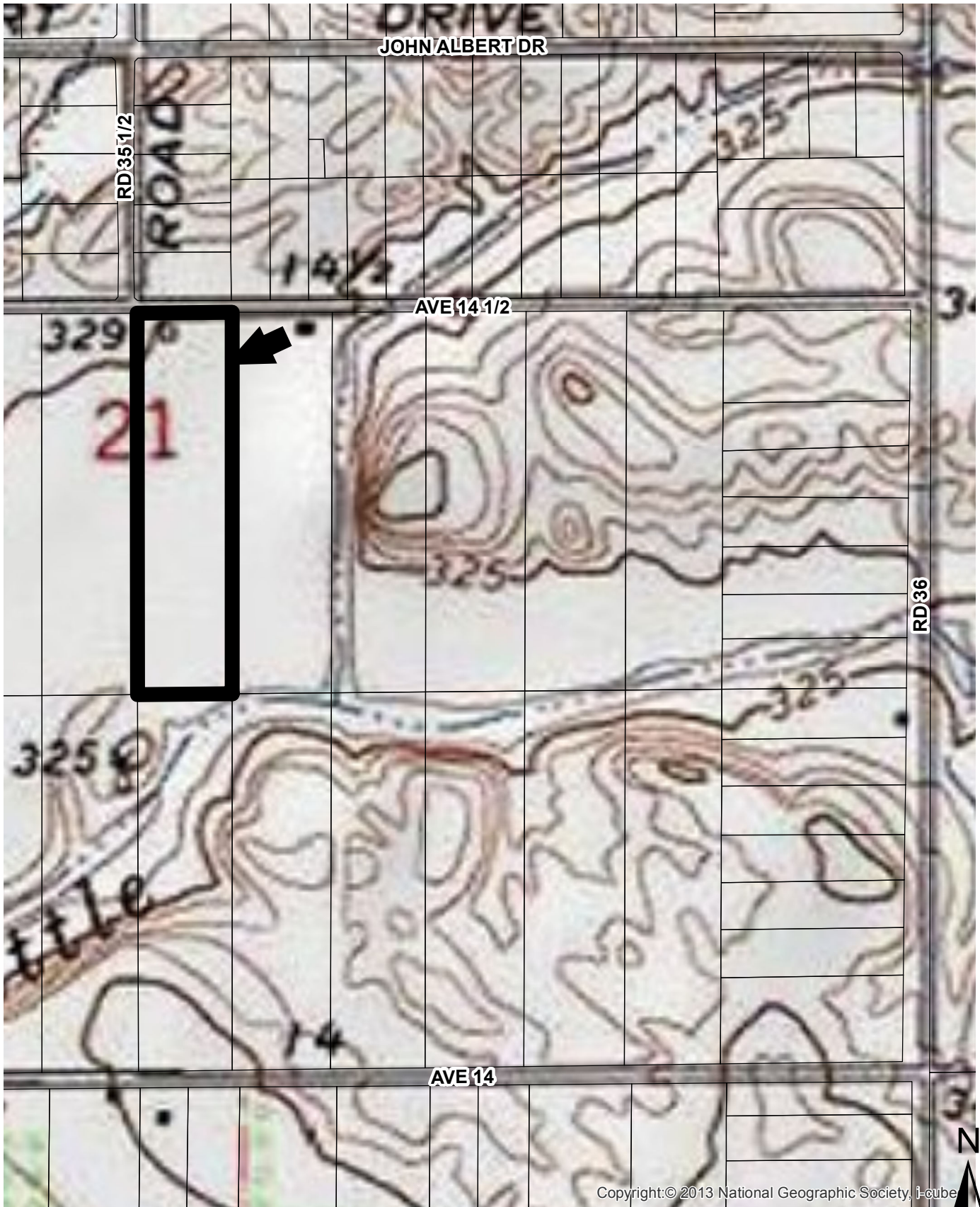
Assessor's Map No. 35-28
Golden Valley Unified School Dist.
Madera Outside
County of Madera, Calif.



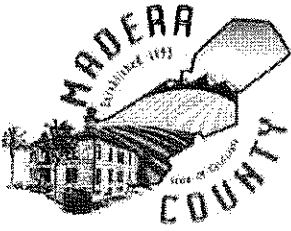
Source: Esri, DigitalGlobe, GeoEye, Earthstar-Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



AERIAL MAP



TOPOGRAPHICAL MAP



Community and Economic Development Planning Division

Norman L. Allinder, AICP
Director

EXHIBIT G

- 200 W 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

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

1. Please provide the following information:

Assessor's Parcel Number: 035-280-008

Applicant's Name: Michael Anthony Walstad

Address: 35526 Avenue 14 1/2, Madera, CA 93636

Phone Number: 559-999-1910

2. Describe the nature of your proposal/operation.

For the agricultural use of small livestock farming of mice and rats for wholesale sale of live or frozen rodents for pet food and test labs.

3. What is the existing use of the property?

Residence.

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

We will be producing live and frozen rodents. Product will be sold and shipped, no retail whatsoever.

5. What are the proposed operational time limits?

Months (if seasonal): Year round.

Days per week: 7

Hours (from 9am to 5pm): Total Hours per day: 8

6. How many customers or visitors are expected?

Average number per day: 1

Maximum number per day: 3

What hours will customers/visitors be there? 9am - 5pm

7. How many employees will there be?

Current: 0

Future: 5

Hours they work: 9am - 5pm

Do any live onsite? If so, in what capacity (i.e. caretaker)? No.

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.
Stainless steel rodent racks, shipping supplies, storage containers, organic rodent feed and bedding, cleaning supplies, CO2 tanks.
9. Will there be any service and delivery vehicles? Yes.
Number: 1
Type: Delivery
Frequency: Daily.
10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.
6 spaces on concrete.
11. How will access be provided to the property/project? (street name)
Avenue 14 1/2
12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.
1 delivery truck, 1-3 visitor cars and 4 employee cars.
13. Describe any proposed advertising, including size, appearance, and placement.
None.
14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable
New 10,000 sq.ft. steel framed shop building will be constructed. It will be insulated and have room separation with drywall, off-white or yellow-white exterior color with an exterior height of 15.7' and interior height of 13.5'.
15. Is there any landscaping or fencing proposed? Describe type and location.
No.
16. What are the surrounding land uses to the north, south, east and west property boundaries?
Residence.
17. Will this operation or equipment used, generate noise above other existing parcels in the area?
No.
18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).
1,000g per day via our well.

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?
100g per day from cleaning rodent holding containers.
20. 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 a 4'x8' dumpster of solid waste.
21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)
No.
22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.
No.
23. Locate and show all bodies of water on application plot plan or attached map.
None.
24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.
None.
25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?
No.
26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)
No.
27. How do you see this development impacting the surrounding area?
Zero impact.
28. How do you see this development impacting schools, parks, fire and police protection or special districts?
Zero impact.
29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): Wholesale live and frozen mice and rats for pet food and lab testing.
Square feet of building area(s): 10,000 sq.ft.
Total number of employees: Maximum in future 5.
Building Heights: Exterior height of 15.7'.

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

N/A

1. How many rats/mice will you be having on-site?
2. We will need to have what amounts to a modified Waste Management Plan for the operations. Information on the plan should include:
 - a. How much wastewater is being generated and from where on a daily basis
 - b. Where the wastewater is being disposed to (i.e. sewer, septic, etc.)
 - c. Type of solid waste generated and how disposed
 - d. Vector and odor plan (describe how you're going to control odors and vectors such as flies – i.e. "housekeeping" efforts)

1. We estimate around 75,000 per month, 60,000 sold per month thus leaving a constant 15,000 breeders.
2. We will use an average of 300g of waste water to clean rodent tubs and cleaning tools. The waste water will be disposed via septic.
3. 100g of waste will be disposed daily into waste management dumpster that it picked up weekly. Said waste is a combination of rodent feces and pine/cedar shavings.
4. Our facility will be held to the highest standards regarding cleanliness. Routine daily cleaning will be performed; flooring, counter tops, waste bins, cleaning tools, etc... The exhaust ventilation system and swamp cooling system will keep the facility virtually odorless.



Community and Economic Development
Environmental Health Division

200 West 4th Street
Madera, CA 93637
(559) 675-7823

Jill Yaeger, Director

MEMORANDUM

TO: Robert Mansfield
FROM: Dexter Marr, Environmental Health Division
DATE: November 16, 2015
RE: Goodwin, William - Conditional Use Permit - Madera (035-280-008-000)

Comments

TO: Planning Department
FROM: Environmental Health Department
DATE: November 16, 2015
RE: Conditional Use Permit (CUP) #2015-012, William Goodwin, Madera APN-035-280-008

The Environmental Health Division Comments:

Businesses that buy or sell warmblooded animals, exhibit them to the public, transport them commercially, or use them in experiments or teaching must be licensed or registered by the U.S. Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS). Applicant must contact USDA APHIS for licensing and/or registration requirements. Submit a copy of completed USDA APHIS application and/or registration to our Division.

Provide a Waste Management Plan. The Waste Management Plan should identify how animal waste is managed to prevent the spread of disease(s).

Provide a Pest (vector) Management Plan. The Pest (vector) 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.

Provide an Odor Management Plans. The Management Plans must go into detail in describing how odor will be managed and implemented.

Provide a Dead Animal Management Plan. The Management 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.

All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division, Public Works or Regional Water Quality Control Board. All Commercial buildings that utilize a private on-site sewage disposal system must be an Engineered Design Septic System and it must comply with all construction requirements as it pertains to the 2013 California Plumbing Code Appendix H and Madera County Code 14.20. Indicate on the plot plan the location of existing and proposed private sewage disposal system(s).

Applicant must identify Water Supply Source. If the parcel is served by a private well indicate all well(s) located on the property and its intended use. The water well(s) to be used on site for this project, shall be approved and permitted by this department and may be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.

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 Litter. 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.

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 our department at (559) 675-7823.



Community and Economic Development

Fire Protection Division

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

200 W. 4th Street
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAX

MEMORANDUM

TO: Robert Mansfield
FROM: Deborah Keenan, Fire Marshal
DATE: November 17, 2015
RE: Goodwin, William - Conditional Use Permit - Madera (035-280-008-000)

Conditions

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)

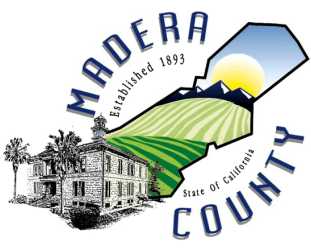
Specifically, the following large issues will need to be addressed:

Fire apparatus access roads shall be provided, constructed and maintained as follows: The roads shall be provided within 150 feet of all portions of the exterior walls of the proposed building as measured by an approved route around the exterior of the building. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Signs shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. Fire apparatus access roads shall not be blocked in any manner, including parking of vehicles. (CFC, Sections 503; and CVC Section 22500.1)

A County Standard Dry Barrel Hydrant shall be installed within 400 feet of the furthest portion of the proposed buildings measured by way of drivable access. The hydrant location shall be approved by the Madera County Fire Marshal prior to installation of any portion of the system. (CFC, Section 507.5.1)

The minimum required fire flow for the proposed building is 1,500 gallons per minute (gpm) at 20-psi (pressure per square inch) residual for two hours. If the building construction type changes, the required fire flow may also change. (CFC, Section 507.3 or Appendix B)

If the required fire flow is not available, the building shall be protected with an automatic engineered fire sprinkler system, fire alarm system and a fire suppression water tank.



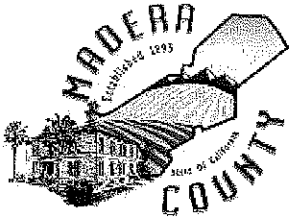
Community and Economic Development Planning Division

Matthew Treber
Deputy Director

EXHIBIT K

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

-
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 as required for this project.
 2. All driveways and parking associated with this project are to be constructed and maintained in a manner to provide for a dust free environment.
 3. Facility noise levels shall conform to Madera County Noise Ordinance standards.
 4. All lighting shall be hooded and directed away from adjoining parcels and roadways.
 5. Signs located on the exterior of the site shall include an emergency and twenty-four-hour contact number for the general public. The sign shall be located at the main entrance to the site and shall conform to the County's sign ordinance.
 6. Applicant to apply for a business license with the County.
 7. Applicant to implement appropriate vector control measures.



**COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS**

- 200 West 4th Street
- Madera, CA 93637-8720
- (559) 675-7811 Road
- (559) 675-7817 Engineering
- (559) 675-7820 Special Districts

**JOHANNES J. HOEVERTSZ
DIRECTOR**

MEMORANDUM

DATE: November 10, 2015
TO: Robert Mansfield
FROM: Leopoldo Espino, Public Works
SUBJECT: Goodwin, William - Conditional Use Permit - Madera (035-280-008-000)

Comments

Proposed structures is in a Special Flood Hazard Area (SFHA) Zone A.

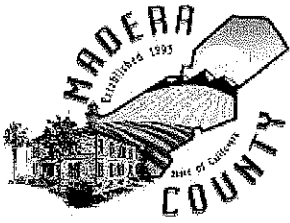
The owner/developer will be required to complete one of the following:

- 1) Elevate the structure above the Base Flood Elevation (BFE) and submit an elevation certificate (FEMA Form 086-0-33).
- 2) Floodproof the structure and submit a Floodproof Certificate (FEMA Form 086-0-34).
- 3) Convert structure to a storage only building and install floodvents and documentation stating that the building has been constructed using flood resistant material up to the BFE.

Please contact us with any questions.

Leopoldo Espino EIT
Engineer I

Madera County Public Works Department
Capital Improvement Projects Division
200 W. 4th Street, 3rd Floor
Madera, CA 93637
P 559.675.7811 ext 3106
F 559.675.7631
leopoldo.espino@co.madera.ca.gov



**COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS**

EXHIBIT M

- 200 West 4th Street
- Madera, CA 93637-8720
- (559) 675-7811 Road
- (559) 675-7820 Special Districts

**JOHANNES J. HOEVERTSZ
DIRECTOR**

MEMORANDUM

DATE: November 16, 2015
TO: Robert Mansfield
FROM: Road Department
SUBJECT: Goodwin, William - Conditional Use Permit - Madera (035-280-008-000)

The driveway approach within the road right of way shall be constructed to Madera County standards prior to the final inspection of this structure by the Engineering Department. Approach to County Standard ST-27 minimum 20' in width.

The applicant shall obtain an Encroachment Permit from the Road Department prior to the start of excavation within the road right of way. 6/06

Robert Mansfield

From: Hatton, Scott@Waterboards <Scott.Hatton@waterboards.ca.gov>
Sent: Monday, November 23, 2015 4:34 PM
To: Robert Mansfield
Cc: Wass, Lonnie@Waterboards
Subject: Project Review Request CUP #2015-012, Goodwin, William - Conditional Use Permit - Madera (035-280-008-000)
Attachments: RWD Tech Info Requirements-template-14May2012.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Robert –

It does not appear the septic system is adequate for the disposal of wastewater produced from cleaning rodent holding containers (anywhere from 100 gallons to 300 gallons per day), as reported in the subject document. Septic systems for domestic waste would be under the jurisdiction of Madera County. On-site wastewater treatment systems for other wastes and land application would be regulated by our office and would require the Discharger to submit a Report of Waste Discharge (RWD) to our office. The RWD would include a Form 200 (see link below) and a technical report that includes the information in the attached document. Based on our review of the RWD, we would either draft individual Waste Discharge Requirements (WDRs), provide coverage under an applicable General Order, or waive WDRs.

The link for the Form 200 is below:

http://www.waterboards.ca.gov/publications_forms/forms/docs/form200.pdf

Below is a link to the *OWTS Policy, Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems*. This document describes which systems fall under this policy and which ones require submittal of a RWD.

http://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf

Let me know if you have any questions.

Scott J. Hatton, PE
Senior Engineer
CA Regional Water Quality Control Board
1685 E Street
Fresno, CA 93706
(559) 445-5116 Main
(559) 444-2502 Direct
(559) 445-5910 Fax
scott.hatton@waterboards.ca.gov

TECHNICAL INFORMATION FOR A REPORT OF WASTE DISCHARGE

For

Discharges to Land in the WDR (Non 15¹) Program (Individual WDRs Only)

This document provides guidance for applying for individual waste discharge requirements only. If you believe that your discharge would be appropriately regulated under general waste discharge requirements or general waiver, please see the links below and contact Central Valley Water Board staff for guidance.

General WDRs: http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/#General
Waivers: http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/#Waivers

What is a Report of Waste Discharge?

A Report of Waste Discharge (ROWD) is an application for waste discharge requirements. A ROWD consists of the following:

1. A completed and signed Form 200, which can be down loaded from the internet at http://www.waterboards.ca.gov/publications_forms/forms/docs/form200.pdf.
2. A technical report prepared by a California registered Civil Engineer that presents the information listed in the table below.
3. For a new or previously unpermitted discharges, a check for the first annual fee made payable to the *State Water Resources Control Board*. Consult with staff to determine the required fee. There is no fee if you are applying for revised or updated WDRs because you are already subject to an annual permit fee. The current fee schedule can be viewed at the following link: <http://www.waterboards.ca.gov/resources/fees/index.shtml#wdr>

Compliance with the California Environmental Quality Act (CEQA)

Although not required as part of the ROWD, for new, previously unpermitted, or expanding/changing discharges, you must also submit a copy of any draft and final environmental review documents prepared to comply with the California Environmental Quality Act (CEQA).

If the local planning agency (city or county, as applicable) or another public agency has determined that the project (or expansion, changes, etc.) does not require any discretionary action by that agency, the Central Valley Water Board may be the lead agency for the purposes of CEQA, and you will be required to submit an Initial Study and pay all fees and other costs associated with the CEQA process unless the Board determines that the action falls within the scope of a categorical or statutory exemption. Fees associated with the filing of an Initial Study may include a California Department of Fish and Game fee, County Clerk recording fees, and costs for publishing the CEQA Notice of Intent in a local newspaper. Consult with your local planning agency and Central Valley Water Board staff if you

¹ The Non 15 Program regulates discharges to land that are exempt from Title 27 of the California Code of Regulations. See the following link for a brief explanation of Title 27 and exemptions that may be used: http://www.waterboards.ca.gov/water_issues/programs/land_disposal/waste_discharge_requirements.shtml

have any questions about CEQA. Additional information about CEQA is also available at the following link: http://opr.ca.gov/m_ceqa.php.

What is Required for the ROWD Technical Report?

Please note the following tips to expedite the ROWD review and waste discharge requirements development:

- Providing the information in the same order as the list below will help to expedite the ROWD review. Staff will use this as a checklist.
- If any of the information is missing or incomplete, the ROWD will be deemed incomplete and the process (and your project) will be delayed until all of the required information is submitted. You will be notified in writing of the ROWD status after it has been reviewed. If the ROWD is incomplete, we will specify the additional information that is required to complete the ROWD.
- All numerical data presented in tables and calculations performed using spreadsheets should be provided in digital form (MS Excel compatible spreadsheet) as well as hard copy.
- If some of the information listed below can be found in a previous technical report prepared by a registered professional, the ROWD can incorporate the report as an appendix, but the ROWD text must specify where in the report the required information can be found. However, if appended reports contain information that conflicts with the body of the ROWD, it may cause further delays.

	A. General Information
	1. Is this a new/proposed or existing facility?
	2. If this is an existing facility, is the discharge currently regulated under Waste Discharge Requirements (WDRs) issued by the Central Valley Water Board?
	a. If so, provide the WDRs order number.
	b. If not, provide the name of the local agency that issued the current permit.
	3. Provide a copy of any other permits that reference or relate to the wastewater disposal system. This includes Use Permits and Surface Mining and Reclamation Act (SMARA) reclamation plans, etc.
	4. Provide the following for the facility that generates the waste and the site where the waste is discharged:
	a. Street address (provide street name and distance from nearest cross street if there is no street number).
	b. The approximate latitude and longitude of the facility that generates the wastewater, wastewater treatment facilities, and wastewater land disposal areas.
	c. Township, Range, and Section.
	d. Assessor's parcel numbers.

<p>B. Wastewater Facility and Discharge</p> <p>Complete this section for both new/proposed facilities and existing facilities.</p>	
1.	A description of the sources and types of wastewater flowing into the system from:
a.	residential (population served and number of connections or equivalent dwelling units).
b.	commercial (number of connections by type).
c.	industrial (number of connections by type).
2.	Design influent flow rates (average daily, dry weather daily, peak hour, peak day, and peak month), and the design treatment capacity of the system with respect to each of these. For new/proposed facilities, provide the methods used to estimate these design parameters and copies of all calculations.
3.	For existing facilities, a summary table of monthly influent flow totals and monthly precipitation totals for the last five years. Explain any data gaps, outliers, and/or unusual circumstances that might affect measured flow rates. If sewer inflow and infiltration (I/I) contributes significantly to influent flow, provide an I/I analysis to project I/I as a function of total annual precipitation and/or groundwater level as appropriate.
4.	A detailed description of the facilities that generate wastewater, and all wastewater conveyance, treatment, and disposal systems. Use site plans and conceptual drawings as appropriate to illustrate locations and typical construction. Include all treatment processes. The following maps, plans, and illustrations are needed:
a.	A facility location map showing local topography, the facility location and/or boundaries, streets, and surface waters (including storm water drainage ditches, irrigation canals, and irrigation/tailwater ditches).
b.	A process flow schematic for the entire treatment and disposal system. Include existing and proposed flow monitoring devices and sampling locations proposed to determine compliance with the WDRs.
c.	A scaled treatment plant site plan.
d.	A scaled map showing the limits of all proposed wastewater treatment, storage and disposal areas.
5.	Characterization of the source water (the community or process water supply), influent wastewater quality (prior to treatment or discharge), and treated effluent quality. See Table 1 for a minimum list of constituents to be analyzed.
6.	For POTWs and domestic wastewater facilities, a description of the sewer system, sewer materials and age, and lift station details (type, location, capacity, backup systems, and alarm features). Discuss potential inflow and infiltration (I/I) rates in light of local groundwater conditions and sewer system materials/design. For industrial facilities, a description of the industrial wastewater collection and conveyance system.
7.	A description of proposed alarm systems, emergency wastewater storage facilities, and other means of preventing treatment system bypass or failure during reasonably foreseeable overload conditions (e.g., peak flows, power failure, sewer blockage). Consider both potential problems at the treatment system and within the conveyance system.

	8. Preventive and contingency measures for controlling spills and accidental discharges.
	9. Flood and frost protection measures (structural and operational) employed at the facility.
	10. For debris, grit and screenings, sludge, and biosolids the following:
	a. A description of solids generation rates, on-site treatment and handling systems, and short-term storage procedures.
	b. A description of solids disposal practices.
	c. For facilities that do not have continuous sludge wasting systems (i.e., where sludge accumulates in treatment and/or storage ponds), the frequency of assessing accumulated sludge volume, the date of the last sludge volume assessment, the date of the last sludge cleanout, and expected frequency of future sludge cleanout activities
	11. For each wastewater treatment, storage, or disposal pond and containment structure, provide the following information:
	a. Identification (name) and function of the pond.
	b. Surface area, depth, and volumetric capacity at two feet of freeboard.
	c. Height (relative to surrounding grade), crest width, interior slope, and exterior slope of each berm or levee.
	d. Materials used to construct each berm or levee.
	e. Description of engineered liner, if any. Include a copy of the Construction Quality Assurance (CQA) Report if one was prepared.
	f. Estimated steady state percolation rate for each unlined pond.
	g. Depth to shallow groundwater below the base and pond inverts.
	h. Overfilling/overflow prevention features.
	i. Operation and maintenance procedures.
	12. For subsurface disposal systems, provide the design basis and documentation demonstrating that the system has been designed in accordance with applicable regulations, codes, ordinances, and guidelines. If the design deviates from these requirements, provide justification in terms of system longevity, maintainability, and groundwater protection.
	13. If treated domestic effluent will be recycled for beneficial reuse or if wastewater will be reused or land-applied ² , provide a complete description of the following:
	a. Ownership and contact information for each landowner ³ .
	b. Effluent disinfection system.
	c. Effluent conveyance systems.

² Uses of recycled water that are limited to landscape irrigation (including golf courses) can be regulated under General WDRs issued by the State Water Board. See this webpage for more information:
http://www.waterboards.ca.gov/water_issues/programs/water_recycling_policy/landscape_irrigation_general_permit.shtml.

³ Landowners are typically named in WDRs as co-dischargers, and the WDRs may include separate requirements with which co-dischargers must comply.

	d. Water recycling/Land application areas (LAA) areas.
	e. Cropping plans.
	f. Planned operations (planting and harvest, irrigation method, irrigation frequency, irrigation amounts).
	g. Expected nutrient loadings (pounds per acre per year total nitrogen).
	h. Expected salt loadings (pounds per acre per year total dissolved solids).
	i. Tailwater management methods.
	j. Storm water runoff management methods.
	k. Setback distances from the edge of each recycling/land application area from the property boundary, public streets, occupied structures owned by others, and surface waters/surface water conveyances.
	l. Plans that illustrate items c, d, i, j, and k above
	14. If wastewater effluent will be recycled pursuant to Title 22 of the California Code of Regulations (e.g., if domestic wastewater is recycled to grow crops, irrigate landscaping, provide pasture for livestock, or for landscape or recreational impoundments, including reclamation sites owned by a POTWs, unless water is recycled solely for irrigation of landscaping at the POTW site) a Title 22 Engineering Report must be submitted to both the Central Valley Water board and California Department of Public Health ⁴ .
	15. Projected monthly water balances demonstrating adequate containment capacity for both the average rainfall year and the 100-year return period total annual precipitation, including consideration of at least the following:
	a. For POTWs and private domestic wastewater facilities, initial baseline influent and I/I flows as well as baseline influent and I/I flows at full build out with an aging sewer system.
	b. A minimum of two feet of freeboard in each pond at all times (unless a registered civil engineer determines that a lower freeboard level will not cause overtopping or berm failure).
	c. Historical local evapotranspiration, pan evaporation, and lake evaporation data (monthly average values).
	d. Local precipitation data with the 100-year return period annual total distributed monthly in accordance with mean monthly precipitation patterns.
	e. Proposed recycling area/land application area/disposal system hydraulic loading rates distributed monthly in accordance with expected seasonal variations based on crop evapotranspiration rates.
	f. Projected long-term percolation rates (including consideration of percolation from unlined ponds and the effects of solids plugging on all ponds).
	16. Proposed flow limits and basis for the limits. Consider dry weather flows vs. peak flows and seasonal variations. Include the technical basis for the proposed flow limit (e.g., design

⁴ To the extent this information is already presented in the Title 22 Engineering Report, the RWD may incorporate that report by reference. The Title 22 Engineering Report must also be submitted to the California Department of Public Health for review and approval.

	treatment capacity; hydraulic capacity of a main lift station, headworks, or other system element; and demonstrated effluent storage/disposal capacity).
	17. A narrative description of treatment system operation and maintenance procedures to be employed, including those associated with effluent storage and disposal.
	18. For POTWs, the level of operator certification and staffing; the names and grade levels of all certified operators, and the hours that the facility is manned.
	19. For privately owned domestic wastewater treatment facilities, the names and grade levels of all certified operators, and the hours that the facility is manned. If the facility does not have a certified operator, provide justification for not retaining one.
	C. Planned Changes in the Facility and Discharge (for existing facilities only)
	1. Describe in detail any and all planned changes in the facility or discharge, addressing each of items listed in Section B above.
	D. Local and Site-Specific Conditions (Illustrate with maps as appropriate)
	1. Neighboring land uses.
	2. Typical crops grown (if agricultural area).
	3. Irrigation water source(s) and volume and quality data (if agricultural area).
	4. Terrain and site drainage features.
	5. Nearest surface water drainage course.
	6. FEMA floodplain designation(s).
	7. Average Annual precipitation (inches)
	8. 100-year 365-day precipitation (inches)
	9. Reference evapotranspiration (monthly and annual total)
	10. Pan evaporation (monthly and annual total)
	11. A description of the types and depths of soil underlying ponds and/or effluent disposal areas (include a copy of the geotechnical report and/or NRCS soil report). Include at least the following:
	a. Depth of unsaturated soil when groundwater is closest to the surface.
	b. Soil types based on site-specific information, sampling locations (accurately measured and recorded), description and results of percolation tests or other tests used to estimate soil long-term infiltration rates. Include depth, thickness, and soil horizons. Soils must be described at a minimum of five feet below the bottom of any disposal unit.
	c. Bedrock type and condition encountered in disposal area, if any.
	d. A scaled map depicting soil/rock types and test locations.
	12. Provide the following information about hydrogeology and groundwater:
	a. Stratigraphy, groundwater elevation and gradient, transmissivity, and influence of all recharge and pumping sources (site conceptual model).
	b. Elevation and gradient of first groundwater at the facility
	c. Depth to highest anticipated groundwater based upon onsite measurements taken

	during wet season.
	d. Shallow groundwater quality for typical waste constituents, up/down gradient. (See Table 1)
	e. Information on monitoring well locations, construction details, and locations of any geological features (e.g. aquitards, subterranean channels, faults) and aquifer characteristics.
	f. Summary of historical groundwater monitoring results (last 5 years for existing facilities, 2 years for new/planned facilities).
E. Antidegradation Analysis	
<p>The State Water Resources Control Board Resolution No. 68-16 (the Antidegradation Policy) requires that the Central Valley Water Board maintain the high quality of waters of the state until it is demonstrated that any change in quality will be consistent with maximum benefit to the people of the state, will not unreasonably affect beneficial uses, and will not result in exceedances of one or more water quality objectives. If a discharge will degrade groundwater quality but will not cause an exceedance of one or more water quality objectives, the discharger must demonstrate that all practicable treatment or control measures have been implemented or will be implemented such that the Board can consider these measures to represent the “best practicable treatment or control” (BPTC) of the constituents of concern. Demonstrating that BPTC has been, or will be, implemented at the site can provide justification for the Board to allow the current level of degradation to continue or increase (as applicable), or for the Board to allow any degradation in the case of a new discharge. The Antidegradation Policy is incorporated into our Basin Plans, which also include implementation plans that we follow. See the following link for the Basin Plans and other important policy documents:</p> <p>http://www.waterboards.ca.gov/centralvalley/plans_policies/</p>	
The Antidegradation Analysis must include the following:	
	1. For existing facilities, whether the discharge has caused degradation. If so, for which constituents, to what degree, and whether the discharge has caused exceedance of a water quality objective.
	2. The potential for the discharge to degrade groundwater quality (for new discharges) or further degrade groundwater quality (for existing discharges, whether or not the discharge is expanding).
The assessment must be made based on site-specific data and shall include the following items for each constituent listed in the effluent category on Table 1:	
	a. Characterization of all waste constituents to be discharged that have the potential to degrade groundwater quality;
	b. Characterization of shallow groundwater quality (i.e., the uppermost layer of the uppermost aquifer) for typical waste constituents ⁵ upgradient and downgradient of the site and

⁵ Include analyses for the following: total coliform organisms, total dissolved solids, fixed dissolved solids, electrical conductivity, nitrate nitrogen, total nitrogen, and major anions and cations.

	comparison to established water quality objectives ⁶ (include tabulated historical groundwater monitoring data and groundwater elevation contour maps for the last eight monitoring events);
	c. A description of the geology and hydrogeologic conditions of the site including groundwater elevation and gradient, transmissivity, influence of all known recharge and pumping sources, and subsurface conditions at the facility, including any proposed new disposal site or storage ponds;
	d. Groundwater degradation , if any, that has resulted from existing operations, other nearby discharges, or natural occurrences;
	e. The areal extent that the discharge has impacted or will impact the quality of the shallow groundwater, if any;
	f. The concentration found and/or expected increase in concentration in shallow groundwater for each constituent.
	g. If degradation has occurred or is expected to occur describe the following:
	i. Any facility design features and operational practices that reduce the potential for groundwater degradation (treatment or control). Such features might include salinity source control, other pollutant source control, advanced treatment, disinfection, concrete treatment structures, and pond lining systems, etc.
	ii. Additional treatment or control measures that could be implemented and a preliminary capital and annual operations and maintenance cost estimate for each.
	iii. How current treatment and control measures are justified as BPTC (i.e., what justifies not implementing additional measures);
	iv. How no water quality objectives will be exceeded; and
	v. Why allowing existing and/or anticipated degradation is in the best interest of the people of the state.
	F. Industrial Storm Water Permit
	The State Water Resources Control Board adopted Order 97-03-DWQ (NPDES General Permit CAS000001) specifying waste discharge requirements for discharges of storm water associated with industrial activities, and requiring submittal of a Notice of Intent by all affected industrial dischargers. Many industrial facilities and some domestic wastewater treatment facilities are required to obtain coverage under this permit. Provide evidence that the facility is exempt or has applied for coverage under the Industrial Storm Water Permit. See the following link for more information: http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/
	G. General WDRs for Sanitary Sewer Systems.

⁶ Compare to Basin Plan water quality objectives, including drinking water standards, agricultural water quality goals, etc.

<p>The State Water Resources Control Board adopted Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (Order 2006-0003-DWQ). The permit requires all public agencies that own or operate sanitary sewer systems greater than one mile in length to obtain coverage. Provide evidence that the facility is exempt or has applied for coverage under the General WDRs for Sanitary Sewer Systems.</p> <p>See the following link for more information:</p> <p>http://www.waterboards.ca.gov/water_issues/programs/sso/index.shtml</p>
<p>H. Department of Water Resources Well Standards</p>
<p>The California Department of Water Resources sets standards for the construction and destruction of groundwater wells (hereafter DWR Well Standards), as described in <i>California Well Standards Bulletin 74-90</i> (June 1991) and <i>Water Well Standards: State of California Bulletin 94-81</i> (December 1981). These standards, and any more stringent standards adopted by the State or county pursuant to Water Code section 13801, apply to all monitoring wells. Discuss whether existing monitoring wells at the facility were constructed in accordance with the Department of Water Resources Well Standards.</p> <p>See the following link for more information:</p> <p>http://www.dpla.water.ca.gov/sd/groundwater/california_well_standards/well_standards_content.html</p>

Table 1

The Report of Waste Discharge must characterize the groundwater (G), source water (S), treatment system influent (I), and effluent discharge (E) for, at minimum, the constituents indicated in the list below. The characterization must be based on a statistically significant number of representative samples as determined by an appropriately registered and/or licensed professional. All media must also be characterized for all additional waste constituents that may be in the discharge based on the facility processes employed but not listed below.

Constituent ¹	Units	Minimum Recommended Characterization Data			
		POTW/ Domestic	Food Processor	Sand and Gravel	Other Industry
Biochemical Oxygen Demand	mg/L	I, E	I, E		E
Chemical Oxygen Demand	mg/L	G, E	I, E		E
Settleable Matter	ml/L	E	E		E
Total Suspended Solids	mg/L	I, E	I, E		E
Total Dissolved Solids	mg/L	G, S, I, E	G, S, E	G	G, S, E
Fixed Dissolved Solids	mg/L		E		G, S, E
Electrical Conductivity	umhos/cm	G, S, I, E	G, S, I, E	G, S, I, E	G, S, I, E
Total Kjeldahl Nitrogen as N	mg/L	G, S, E	G, S, E		G, S, E
Ammonia Nitrogen as N	mg/L	G, S, E	G, S, E		G, S, E
Nitrate Nitrogen as N	mg/L	G, S, E	G, S, E		G, S, E
pH	pH Units	G, S, I, E	G, S, E	G, S, I, E	G, S, I, E
General Minerals ²					
Alkalinity	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Hardness	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Bicarbonate	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Carbonate	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Calcium	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Magnesium	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Chloride	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Potassium	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Sodium	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Sulfate	mg/L	G, S, E	G, S, E	G, S, E	G, S, E
Metals ³					
Aluminum	ug/L	E			E
Antimony	ug/L			S, E	

Constituent ¹	Units	Minimum Recommended Characterization Data			
		POTW/ Domestic	Food Processor	Sand and Gravel	Other Industry
Arsenic	ug/L	G, S, E	G, S, E	G, S, E	G, S, E
Barium	ug/L			S, E	
Beryllium	ug/L			S, E	
Boron	ug/L	G	G	G, S, E	G
Cadmium	ug/L			S, E	
Chromium (IV)	ug/L			S, E	
Chromium (III)	ug/L			S, E	
Total Chromium	ug/L	G	G	G, S, E	G
Cobalt	ug/L			S, E	
Copper	ug/L	E	E	S, E	E
Fluoride	ug/L			S, E	
Iron	ug/L	G, S, E	G, S, E	G, S, E	G, S, E
Lead	ug/L	E		S, E	E
Mercury	ug/L	E		S, E	E
Manganese	ug/L	G, S, E	G, S, E	G, S, E	G, S, E
Molybdenum	ug/L			S, E	
Nickel	ug/L			S, E	
Selenium	ug/L			S, E	
Silver	ug/L			S, E	
Thallium	ug/L			S, E	
Vanadium	ug/L			S, E	
Zinc	ug/L	E		S, E	E
Disinfection By-Products ⁴	ug/L	G, E	E		E
Formaldehyde ⁵	ug/L	G, E	E		E
Phenols ⁵	ug/L	G, E			E
Priority Pollutants ⁶	Various	G, E			E

¹ With the exception of wastewater samples, samples for metals analysis must first be filtered using a 0.45-micron filter. If filtering in the field is not feasible, samples shall be collected in unpreserved containers and submitted to the laboratory within 24 hours with a request (on the chain of custody form) to immediately filter then preserve the sample.

² General minerals analyses shall be accompanied by a cation/anion balance demonstrating complete analyses.

- ³ Where constituents are analyzed as part of other suites of constituents, the results may be substituted to avoid redundant analyses (i.e., arsenic results collected to fulfill the metals suite requirements may also be used to fill the Priority Pollutant suite requirements provided appropriate detection limits are used.).
- ⁴ If wastewater is disinfected using chlorination or chlorination is used in internal disinfection processes.
- ⁵ If the facility accepts holding tank waste from RVs, boats, or portable toilets.
- ⁶ The Discharger must determine which priority pollutants, if any, are likely to be present in the discharge at concentrations that might degrade groundwater quality, and must provide characterization data for those constituents.

Robert Mansfield

From: Stephanie McNeill
Sent: Thursday, December 17, 2015 2:10 PM
To: Robert Mansfield
Subject: RE: Question

Hi Robert –

There are no Food & Ag Code laws or CCR's under my jurisdiction that prohibit or restrict this use.

Stevie McNeill

Madera County Dept. of Agriculture
Agricultural Commissioner/Sealer
of Weights & Measures
332 Madera Ave., Madera CA 93637-5499
Ph 559-675-7876 Fax 559-674-4071

From: Robert Mansfield
Sent: Thursday, December 17, 2015 1:08 PM
To: Stephanie McNeill
Subject: Question

Hi Stevie,

Becky Beavers of our office suggested I contact you.

We have a Conditional Use Permit about ready to go to Planning Commission regarding what amounts to a "rat farm" of sorts. We had sent a review packet in a little bit ago for comment on it. We are curious as to the Ag. Commissions views on it.

The applicant is proposing 75,000 rodents, of which 15,000 will always be on hand for breeding.

Any input would be greatly appreciated.

Robert Mansfield, AICP
Planner III
Community & Economic Development
Planning and Building Division
200 W. Fourth Street, Suite 3100
Madera, CA 93637
559-675-7821 (phone)
559-675-6573 (fax)
robert.mansfield@madera-county.com

Environmental Checklist Form

Title of Proposal: CUP #2015-012 Goodwin, William – Agricultural Use

Date Checklist Submitted: November 25, 2015

Agency Requiring Checklist: Madera County CE&D, Planning Division

Agency Contact: Robert Mansfield, AICP

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:

This is a request to allow for the agricultural use of small farming of mice and rats for wholesale for pet food and test labs. A new 10,000 square feet steel framed shop building will be constructed. It will be insulated and have room separation with drywall, off-white or yellow-white exterior color with an exterior height of 15' – 7" and an interior height of 13' – 5". There is an existing single family residence as well as an existing 5,000 square foot structure marked as storage on their site plan (Exhibit D of Staff Report). The applicant anticipates having roughly 75,000 mice and rats a month, with 60,000 being sold per month leaving approximately 15,000 for breeding. No retail operations will occur on-site, shipping to customers will occur as a part of the operations.

Project Location:

The subject property is located on the southeast corner of the intersection of Avenue 14 1/2 and Road 35 1/2 (35526 Avenue 14 1/2), Madera.

Applicant Name and Address:

Goodwin, William
480 W. Alluvial
Fresno, CA 93650

General Plan Designation:

RR (Rural Residential) Designation

Zoning Designation:

AR-5/MHA (Agricultural, Rural – 5 Acre) District with a Manufactured Housing Architectural Review Overlay.

Surrounding Land Uses and Setting:

Residential, vacant

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

November 25, 2015
Date

I. AESTHETICS -- Would the project:

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

Discussion:

(a - c) No Impact. There are no scenic vistas in the vicinity of this project site. The closest areas that are being considered as scenic highways by the California Department of Transportation (CALTRANS) are Highways 41 and 49 north of Oakhurst.

There are no scenic resources in the vicinity of this project.

The area surrounding this property does have residential units, however they are spread out and not densely packed. The proposed structures for the business will be in line with the visual character of the surroundings and zoning of the property.

(d) Less than Significant Impact. There is one residence and one storage building currently on the property. The applicant is intending to build one more structure related to the project. This will potentially add to the amount of light in the area, although not significantly.

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.

The applicant is proposing only five tents/tipis/yurts on the property. Given the dimensions of these, and the topography of the parcel, the operations are not expected to be a visual impact to the surrounding property owners.

II. **AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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. The area surrounding this parcel is agriculturally and residentially zoned. The subject parcel is zoned agricultural with a residential general plan designation. No farmland will be affected directly or indirectly as a result of this project. There is no farming in the immediate vicinity of this project, and the area is forested.

The property involved in this project is considered Rural Residential Land under the Farmland Mapping and Monitoring Program of the California Resources Agency.

The project will not violate the intent of the zoning ordinance in that the proposal is consistent with the requirements of the zone. The general plan designation of RR (Rural Residential) allows for limited agricultural uses, therefore the zoning and general plan designations are consistent with each other and the use will not conflict with those designations.

The project is on a parcel that is not enrolled in the Williamson Act.

General Information

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

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

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

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

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

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

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

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

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

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

(b) Less than Significant impact. With vehicles coming and going as a part of normal operations, there will be minimal impacts to air quality in light of the whole. There will also be a temporary impact as a result of construction activities with construction equipment coming and going for the duration. With mitigations, the impact can, at a minimum, be kept at a level of less than significant.

(d & e) Less than Significant Impact with Mitigation Incorporation. There are residences in the vicinity of the project site that could potentially house sensitive receptors. While no pollutants are expected as a result of the project, there is still the potential of odor generation, which technically are not pollutants.

Odor generation will be from operations and in proximity to the warehouse style structure where the operation will be housed. Rat feces, the rats themselves, and the bedding and waste material will be the common sources.

Sensitive receptors are facilities that "house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors." (GAMAQI, 2002).

The applicant is anticipating up to 75,000 rats and mice at any one time on the property, with no less than 15,000 for breeding purposes. This can significantly impact odor generation in the area. While the applicant indicates best management practices for waste removal with the intents to reduce odor and vectors, there is still the potential substantial impact. With mitigation incorporation, the impact can be reduced to a level of less than significant.

A review of available records indicates that there have been no odor complaints from the subject project site.

With proper mitigation, this impact can be reduced to less than significant.

Global Climate Change

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

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

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

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

Discussion:

(a - b) Less than Significant Impact. While there are species identified by the Department of Fish and Wildlife as existing in the quadrangle this project is located in, there is no indication these species exists on the subject parcel. The construction of the structure in the long run will not interfere with species migration patterns. There may be a temporary impact due to the fact that the vast majority of species avoid areas they perceive to be dangerous, such as areas where construction is occurring.

(c) No Impact. No federally protected wetlands are known to exist on the parcel. Wetlands are typically defined by having standing water, which even though there are indications of a stream in the immediate vicinity of the property, there is no standing water at this time. Given the State has been in a drought for the last several years, it is not anticipated that any amount of standing water will occur. There would be a flow should there be enough rainfall or snow melt.

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

(e - f) No Impact. While there are species indicated as threatened or endangered in the quadrangle this project is located in, due to the fact that in large part the surrounding parcels have some development residentially, the chances of impacting the species are minimal.

There are no wetlands, federally listed or otherwise, on the parcel involved with this project. There are no riparian areas on the parcel. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by this project. No trees will be impacted as a result of this project.

There are no habitats identified on this parcel, so no modifications are expected as a result. While there are candidate species identified in the quadrangle in which this project is located, given the development that has occurred in the area over the years, the chances of any of the listed species being on the parcel are less than likely.

While the list below shows a few species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through. As mentioned, given the development in the immediate area, the chances of disturbing any species are considerably minimal.

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California Tiger Salamander	Threatened	Threatened	SSC	None
Western Spadefoot	None	None	SSC	None
Vernal Pool Fairy	Threatened	None	None	None

Shrimp				
California Linderiella	None	None	None	None
American Badger	None	None	SSC	None
Northern Hardpan Vernal Pool	None	None	None	None
Succulent Owl's-Clover	Threatened	Endangered	None	1B.2
Hairy Orcutt Grass	Endangered	Endangered	None	1B.1

Gregg 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)

SSC Species of Special Concern

WL Watch List

FP Fully Protected

General Information

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

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

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

Discussion:

(a - d) Less Than Significant Impact. While the County is known to potentially have historical and archaeological resources, due to the development of surrounding properties, the chances of finding any archaeological or paleontological resources are less than likely.

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).

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.

VI. GEOLOGY AND SOILS -- Would the project:

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

Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

(a – iv) Less than Significant Impact. The subject parcel is topographically flat, while surrounding parcels have differing topographic features. There is a minimal potential of landslides, though not on a scale thought of as a landslide. The potential is more of an erosion type event than a landslide.

(b) Less than Significant Impact. There is an approximate four foot drop of elevation spanning the length of the subject parcel (which is approximately 0.25 of a mile length wise from front to back). Erosion will occur to some extent depending on the amount of precipitation, but potentially not to any significant amount.

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

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

of greenhouse gases?

Discussion:

(a) Less Than Significant Impact. Emission rates from project construction are expected but only on a temporary basis for the duration of the construction. Daily operations will not be significant as the applicant has indicated minimal, if any, staff present onsite. Overall, there is an insignificant impact expected as a result of this project.

(b) No Impact. There is no anticipated impact as a result of this project.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires,				

including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

(a - g) No Impact. The operation will not generate, handle, store or transport hazardous materials.

While there are no schools or hospitals in the area, there are residences in the vicinity. While no emissions are expected, due to the nature of the business, there is the potential of impacts. With proper mitigations, this impact can be reduced to less than significant.

According to the Department of Toxic Substance Control (DTSC), there are no sites on or near this project site that is or are hazardous waste sites.

The project is not located within the vicinity of known airstrips and is not within the airport/airspace overlay districts of the county. No impacts have been identified.

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>

(h) Less Than Significant Impact. While the operation in and of itself does not pose a threat in regards to wildland fires, the terrain does have the potential to burn surrounding the operations.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Violate any water quality standards or waste discharge requirements?

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a & b) Less than Significant with Mitigation Incorporation. The single family residence is served by a septic system, which is common for this area. Given the size and location of that septic system, it appears to be incapable of handling the increased demand from operations. With mitigations, this impact can be reduced to less than significant.

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.

The project site is served by one on-site well, and at the moment is utilized solely by the single family residence. The applicant is proposing that this project will utilize approximately 1,000 gallons per day. The average family of four uses approximately 400 gallons of water per day.

(c – d) Less than Significant Impact. There will be no streams or rivers altered as a result of this project. There may be slight changes in erosion patterns as a result of any new structures and impervious surfaces being created as a result of this project. Given that the parcel is topographically flat, any erosion will be insignificant.

Little Dry Creek touches the property on the south-east corner of the subject parcel as it moves west to east, but does not cross the parcel. No aspect of this project will interfere with Little Dry Creek in any way, shape or form. There is an approximate four foot drop in elevation from the front of the property towards the rear, so any measureable precipitation would flow towards the creek and potentially bring sedimentation along through erosion.

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

(g - h) Less than Significant Impact with Mitigation Incorporation. The property has been identified as being within Flood Zone A, an area subject to inundation by the 1-percent-annual-chance flood event. With mitigations, this impact can be reduced to less than significant.

(i – j) No Impact. No impacts 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.

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

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

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

Discussion:

(a - c) No Impact. This project will not physically divide an existing community or be an impact on habitat conservation plans.

The General Plan designation of the property allows for quasi- and semi quasi-public uses. The zoning designation of the parcel requires that the facility as proposed have an approved Conditional Use Permit as an outdoor recreational facility.

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. There are no known minerals in the vicinity of the project site.

XII.	NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact. As a part of operations, there is the chance of an increase in noise as it relates to work being done on the parcel.

Operationally, there is no anticipated increase in background noise with truck traffic. The surrounding area is sparsely populated. Noise from localized point sources (sources that can be identified and are at a fixed location) typically decreases by approximately 6 dBA (decibels attenuated) with each doubling of distance from the source.

(b) Less than Significant Impact. Groundborne vibrations may be generated to a minimal level by the vehicular traffic in and out of the area. Operationally, the likelihood of groundborne vibrations is less than likely given the nature of the operations.

(c - d) Less than Significant Impact. During operation, there is the potential of an increased ambient noise level increase given vehicular traffic in and out as well as activities on the parcel. The level increase may not be substantial, but has the potential of being noticed at the least.

(e - f) No Impact. The project is not within proximity to a known airport or airstrip. The project is not in 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, and 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, 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).

Sensitive Noise Receptors include residential areas, hospitals, schools, performance spaces, businesses, and religious congregations.

Vibrating objects in contact with the ground radiate energy through the ground. Vibrations from large and/or powerful objects are perceptible by humans and animals. Vibrations can be generated by construction equipment and activities. Vibrations attenuate depending on soil characteristics and

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

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

Source: Whiffen and Leonard 1971

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

Discussion:

(a - c) No Impact. The construction of and operation of the facility will not have an impact on housing or population needs for the County or the area specifically. The surrounding area is predominately agriculturally zoned and sparsely populated.

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

Discussion:

(a – i) Less than Significant with Mitigation Incorporation. 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.

The facility is not near any fire station.

As with any structure, even metal, there is still the potential of fire. Contents of metal storage facilities can range from household items to cardboard and beyond. In this case, the structure is housing

rodents and their bedding, which includes pine and cedar shavings.

(a - ii) Less than Significant Impact with Mitigation Incorporation. The proposed project in and of itself would not result in any additional demands for police protection with the exception of ancillary need for potential events of vandalism and theft. However, an email from the Sheriff of Madera County indicated a slight concern over the potential of activism based on the nature of the operations. While there is no indication of dangerous conditions existing or potentially existing, sensible precautions would be prudent.

Crime and emergency response is provided by the Madera County Sherriff's Department.

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.

(a iii - v) 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

No impacts to parks 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.

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 such as area parks as a result of this project.

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

The applicant sees this project as serving the tourist trade for those enroute to Yosemite National Park.

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

racks)?

Discussion:

(a - f) No Impact. In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the senior bus system, operate for special purpose activities and are administered by the Madera County Action Committee. The rural densities which are prevalent throughout the region have typically precluded successful public transit systems, which require more concentrated populations in order to gain sufficient ridership.

Local circulation is largely deficient with these same State Highways and County Roads composing the only existing network of through streets. Most local streets are dead-end drives, many not conforming to current County improvement standards. Existing traffic, particularly during peak hour and key intersections, already exhibits congestion.

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	> 35 – 55

	intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

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

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

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the senior bus system, operate for special purpose activities and are administered by the Madera County Action Committee. The rural densities which are prevalent throughout the region have typically precluded successful public transit systems, which require more concentrated populations in order to gain sufficient ridership.

No structures associated with this project will interfere with air flight.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

commitments?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. There will be an increase in potential waste water generation as a result of this project. Currently there is one septic system on-site and it serves the single family residence.

(b) Less than Significant with Mitigation Incorporation. Given the increase of wastewater generation, the sole septic system potentially will not be capable of handling the increase. The construction of a new septic system is possible, and therefore a new source of nitrates in to the soils surrounding the property.

(c) Less than Significant Impact. While stormwater runoff typically increases dependent on the number of new structures, given that the parcel is largely undeveloped, the impact is less than significant.

(d) Less than Significant with Mitigation Incorporation. An increase of approximately 1,000 gallons of water usage is anticipated as a result of this project. This will be in addition to the amount of water used at the single family residence. A family of four typically uses an average of 400 gallons of water a day.

During the last several years, California has been in an unprecedented drought, and the Central Valley has been hard hit with many wells going dry.

(e) Less than Significant with Mitigation Incorporation. While not served by a wastewater provider, there is a septic system on-site that may not be able to handle the increased generation of wastewater.

(f - g) Less than Significant Impact. There will be an increase in solid waste generation as a result of operations. The applicant has indicated that the solid waste will be picked up weekly.

General Discussion

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

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera

and Chowchilla have adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

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

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

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

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

CEQA defines three types of impacts or effects:

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

(a) Less Than Significant Impact. Construction of the project would not substantially degrade the quality of the environment or reduce the habitat of fish or wildlife species. There are no wetlands identified, so impacts would not occur. The proposed project would not cause population numbers of any special status species to drop below self-sustaining levels or threaten to eliminate a plant or animal community. The construction and eventual operation will not reduce the number or restrict the range of a rare plant or animal.

(b) Less Than Significant Impact. Overall construction and operation of this project will be minimal in light of the whole.

(c) No Impact. The project would not adversely affect human beings either directly or indirectly. Environmental parameters with potential to impact human health would include impacts from changes in air quality and existing hazards and hazardous materials use. Potential impacts from hazards and hazardous materials or air quality, and other environmental resources that could affect human beings, would be reduced to a less than significant level with the implementation of mitigation measures identified in this document.

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

Madera County General Plan

Madera County Dairy Standards

California Department of Finance

California Department of Toxic Substance Control (DTSC) <http://dtsc.ca.gov/database/index.cfm>

California Department of Transportation (CALTRANS)

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 Department of Public Works

Madera County Environmental Health Department

Madera County Fire Marshall's Department

Madera County Integrated Regional Water Management Plan

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

MND 2015-23

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November 25, 2015

MITIGATED NEGATIVE DECLARATION

MND

RE: CUP #2015-012LOCATION AND DESCRIPTION OF PROJECT:

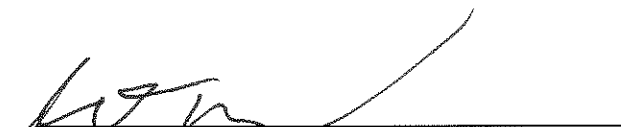
The subject property is located on the southeast corner of the intersection of Avenue 14 1/2 and Road 35 1/2 (35526 Avenue 14 1/2), Madera. This is a request to allow for the agricultural use of small farming of mice and rats for wholesale for pet food and test labs. A new 10,000 square feet steel framed shop building will be constructed. It will be insulated and have room separation with drywall, off-white or yellow-white exterior color with an exterior height of 15' – 7" and an interior height of 13' – 5". There is an existing single family residence as well as an existing 5,000 square foot structure marked as storage on their site plan (Exhibit D of Staff Report). The applicant anticipates having roughly 75,000 mice and rats a month, with 60,000 being sold per month leaving approximately 15,000 for breeding. No retail operations will occur on-site, shipping to customers will occur as a part of the operations.

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:

See attached Mitigation Monitoring Report.



Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Ste. #3100, Madera, California.

DATED: November 25, 2015

FILED:

PROJECT APPROVED: