



**Planning Commission Staff Report**  
**Item # 1, February 6, 2020**  
**Use Permit No. PA-1800316**  
**Prepared by: Giuseppe Sanfilippo**

**PROJECT SUMMARY**

**Applicant Information**

**Property Owner:** Ahmed Hussien  
**Project Applicant:** Schack and Company (c/o: Dylan Wooten)

**Project Site Information**

**Project Address:** 7300 West Delta Avenue, Tracy  
**Project Location:** On the south side of West Delta Avenue, 3,000 feet east of South MacArthur Drive, Tracy

<b>Parcel Number (APN):</b>	239-020-38,-41	<b>Water Supply:</b>	Private (Well)
<b>General Plan Designation:</b>	A/G	<b>Sewage Disposal:</b>	Private (Septic)
<b>Zoning Designation:</b>	AG-40	<b>Storm Drainage:</b>	On-Site
<b>Project Size:</b>	3.0-acres	<b>100-Year Flood:</b>	Yes
<b>Parcel Size:</b>	40.39- acres	<b>Williamson Act:</b>	Yes
<b>Community:</b>	Tracy	<b>Supervisory District:</b>	5

**Environmental Review Information**

**CEQA Determination:** Mitigated Negative Declaration (Attachment C, Environmental Review)

**Project Description**

This project is Use Permit application for two uses. The first use is an animal processing facility that proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as agricultural storage and 1,600 square feet for animal processing. The facility will process on average of one (1) animal per day. The second use is a chicken farm for a maximum of 3,000 chickens and includes the construction of two (2) 800 square foot metal agricultural barns within a 6,000 square foot chicken enclosure to provide shelter. Operations are planned for seven (7) days a week, and are expected to generate six (6) vehicle trips per day. (Use Types: Agricultural Processing-Food Manufacturing, Animal Raising-Small) (See Attachment A, Site Plan)

**Recommendation**

1. Adopt the Mitigated Negative Declaration (Attachment C, Environmental Review);
2. Adopt the Findings for Use Permit (Attachment D, Findings);
3. Adopt the Williamson Act Principles of Compatibility (Attachment E, Williamson Act Principles of Compatibility); and
4. Approve Use Permit No. PA-1800316 with the attached Conditions of Approval (Attachment F, Conditions of Approval).

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## NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

### Public Hearing Notices

**Legal ad for the public hearing published in the Stockton Record:** January 27, 2020

**Number of Public Hearing notices:** 28

**Date of Public Hearing notice mailing:** January 24, 2020

### Referrals and Responses

- **Early Consultation:** December 28, 2018
- **Project Referral with Environmental Determination:** December 31, 2019
- **Office of Planning and Research State Clearinghouse #:** 2019129099

Agency Referrals	Early Consultation	Response Date - Referral
<b>County Departments</b>		
Ag Commissioner		
Assessor		
Community Development		
Buidling Division		
Fire Prevention Bureau		
Public Works	7/15/2019	
Environmental Health	7/9/2019	
General Services		
Sheriff Office		1/2/2020
Surveyor		
<b>State Agencies</b>		
A.B.C.		
Department of Transportation		
District 10		
Division of Aeronautics		
C.H.P.		
C.R.W.Q.C.B.	1/17/2019	
C.V.F.P.B.		
Fish & Wildlife, Division:		
O.E.S.		
<b>Federal Agencies</b>		
F.A.A.		
F.E.M.A.	1/10/2019	
Army Corps of Engineers		

Agency Referrals	Early Consultation	Response Date - Referral
<b>Local Agencies</b>		
A.L.U.C.		
CalWater		
City of Stockton		
Motezuma Fire District		
Mosquito & Vector Control		1/7/2020
S.J.C.O.G.		
San Joaquin Farm Bureau	1/23/2019	
San Joaquin Air Pollution Control District		
South San Joaquin County Fire Authority		1/2/2020
<b>Miscellaneous</b>		
A.T.&T.		
B.I.A.		
Builders Exchange		
Carpenters Union		
Sisk Recycling	6/5/2019	
Kathy Perez		
P.G.&E.	1/3/2019	
Precissi Flying Service		
Sierra Club		

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# ANALYSIS

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## **Project Site**

The project site is planted in alfalfa, and there are no residences on-site, and is in the AE flood designation. As a result, any new buildings constructed in the flood zone must be elevated a minimum of twenty-two (22) feet above grade on an elevated pad. Because of this requirement, a Soil Suitability/Nitrate Loading Study was required to determine the feasibility of a septic system on a raised pad. The Soil Suitability/Nitrate Loading Study was approved by the Environmental Health Department on December 6, 2019. There are also twelve (12) adult goats, and six (6) baby goats currently residing on the property.

## **Operations**

The applicant's animal processing activities are relatively small in scope. The applicant states that on average one (1) animal per day will be processed. Only animals raised on the project site will be processed at this facility. This includes but is not limited to goats and chickens. After the animal is processed, the applicant intends to take the renderings, place them in a sealed container, and deliver the renderings directly to a tallow plant for disposal. The applicant has provided a letter from Sisk Recycling dated June 5, 2019 that states that its operation has the capacity to accommodate the renderings generated from this facility. Additionally, animal processing facilities are regulated by the California Department of Food and Agriculture (CDFA). The CDFA requires that any building used for animal processing have a concrete floor so that the ground and groundwater is not contaminated with animal waste.

Development Title Table 9-1045.3 states that not more than thirty-five chickens may be permitted on parcels three (3) acres or larger (of which not more than three (3) may be roosters). In order to exceed that number of chickens, an approved discretionary application for the Animal Raising-Small use type is required. Although the applicant is requesting a maximum of 3,000 chickens with the proposed project, the applicant has stated he will gradually increase the amount of chickens over time. The applicant states that the rooster population will be approximately 1% of the poultry population, and that roosters will only be used for breeding the chickens and for meat. A Manure Management Plan has been reviewed and approved by the Environmental Health Department. The plan states that the manure generated by the chickens will be used in crop production on the remainder of the parcel. Additionally, the plan outlines that manure piles will be windrowed and covered with a tarp to minimize odor and pest effects.

## **Surfacing**

The applicant has requested a surfacing modification request to use asphalt grindings in lieu of asphalt concrete or Portland cement concrete for all parking and maneuvering areas as required by the Development Title. The applicant is requesting this modification due to the small scale of the operation with minimal traffic, and the high cost of asphalt or concrete installation. Development Title Section 9-1015.9 states that requirements of the chapter may be modified by the Director in cases in which, due to the unusual nature of the establishment proposed or the development proposal submitted for it, the requirements set forth in the Development Title may be considered insufficient or excessive. The Community Development Department has reviewed this request, and due to the small scale of the facility, recommends the Planning Commission grant this modification as proposed.

## **Williamson Act Principles of Compatibility**

The proposed project site is currently under Williamson Act contract No. WA-71-C1-264. The contract restricts development to uses that are compatible with the Williamson Act and

Development Title Section 9-1805. "Compatible use" as defined in the Williamson Act includes uses determined by the County to be compatible with the agricultural, recreational, or open-space use of land within the preserve and subject to contract. (Government Code Section 51201[e]) (Development Title Section 9-1810.3[b])

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
  - **This Principle of Compatibility can be made because an agricultural processing facility and chicken farm are agricultural uses that are compatible with the remainder of the parcel, which will remain planted in alfalfa. Because the use of the subject property will remain in agriculture it will not significantly compromise the long term productive capability of the subject contracted parcel or other surrounding contracted lands in agricultural preserves.**
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted land in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands including activities such as harvesting, processing, or shipping.
  - **This Principle of Compatibility can be made because, although the use may displace current agricultural production operations (alfalfa), the proposed agricultural processing facility and chicken farm relate directly to the production of compatible agricultural products, and therefore is a compatible use for a Williamson Act contracted parcel.**
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use. In evaluating compatibility a board or council shall consider the impacts on non-contracted lands in the agricultural preserve or preserves.
  - **This Principle of Compatibility can be made because the proposed uses, an agricultural processing facility and chicken farm, will encourage continued and expanded agricultural uses in the area. The byproduct from the operation, which is manure, will be used to fertilize existing alfalfa crops. The surrounding properties contain agricultural uses and will not be affected by the project. The Agricultural Processing – Food Manufacturing, and Animal Raising-Small Animals use types are considered compatible uses on property under a Williamson Act contract and are consistent with the intended use of the A/G (General Agriculture) General Plan designation.**

## **RECOMMENDATION**

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It is recommended that the Planning Commission:

1. Adopt the Mitigated Negative Declaration (Attachment C, Environmental Review);
2. Adopt the Findings for Use Permit (Attachment D, Findings);
3. Adopt the Williamson Act Principles of Compatibility (Attachment E, Williamson Act Principles of Compatibility); and
4. Approve Use Permit No. PA-1800316 with the attached Conditions of Approval (Attachment F, Conditions of Approval).

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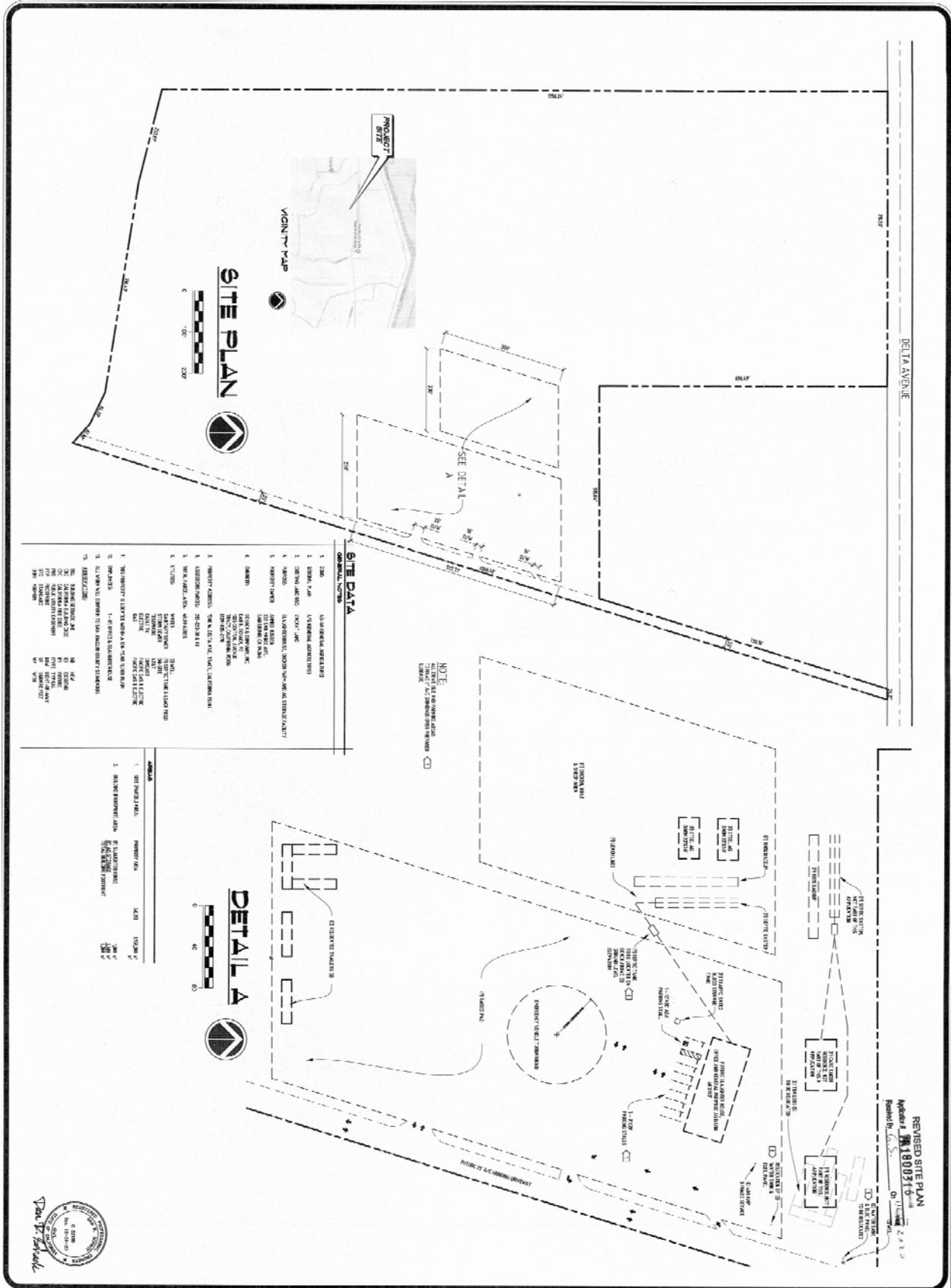
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— COUNTY —  
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# Community Development Department

Planning · Building · Neighborhood Preservation

## Attachment A Site Plan

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DATE	05/20/19
DRAWN BY	CM
CHECKED BY	CM
SCALE	1" = 30'
SHEET NO.	1800316
TOTAL SHEETS	1

**Schack & Company, Inc.**  
 Civil Engineering • Building Design • Surveying  
 (312) 752-4270 • FAX (312) 752-4271 • 1000 N. LaSalle Street, Suite 1000, Chicago, IL 60610

**USE PERMIT**  
**AHMED HUSSIEIN**  
**PROPERTY**

APR 23 2019 10:41 AM

DATE	STATUS	REVISION
05/20/19	ISSUED FOR PERMIT	RESPONSE TO PLAN REVIEW COMMENTS

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# **Community Development Department**

Planning · Building · Neighborhood Preservation

## **Attachment B** **Response Letters**

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**Department of Public Works**

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Alex Chetley, Interim Deputy Director/Engineering

Jim Stone, Deputy Director/Operations

Kristi Rhea, Manager of Strategic Initiatives

July 15, 2019

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Awni Taha, Interim Engineering Services Manager *AT*  
Development Services Division

SUBJECT: PA-1800316; A Use Permit application for a slaughterhouse and chicken farm. The project includes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as ag storage and 1,600 square feet utilized as a slaughterhouse. The project also proposes the construction of two (2) 800 square foot metal ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens; located on the south side of Delta Avenue, 3,000 feet east of MacArthur Drive, Tracy. (Supervisorial District 5)

PROPERTY OWNER: Ahmed Hussein

APPLICANT: Same

ADDRESS: 7300 W. Delta Avenue, Tracy

APN: 213-020-38 & 213-020-41

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE. The 100-Year Flood Elevation will be approximately 22 feet NAVD 1988.

Delta Avenue has an existing and planned right-of-way width of 60 feet.

RECOMMENDATIONS:

1. The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
2. The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
3. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall

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Community Development

Community Development Department  
PA-1800316 (UP)

be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)

4. A copy of the Final Site Plan shall be submitted prior to release of building permit.
5. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
6. Prior to issuance of the occupancy permit, the approach for the private drive shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17. (Development Title Section 9-1145.5)
7. Permit Registration Documents (PRDs) shall be filed with the State Water Resources Control Board (SWRCB) to comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The Waste Discharge Identification Number (WDID) issued by SWRCB, shall be submitted to Public Works for file. Contact SWRCB at (916) 341-5537 for further information. Coverage under the SWRCB General Construction Permit Order 2009-0009-DWQ shall be maintained throughout the duration of all phases of the project.
8. Owner shall check with the State Water Resource Control Board (SWRCB) to determine if an Industrial Storm Water Permit will be required.
9. All new construction and the substantial improvements of any structures, including conversion of existing structures, shall be elevated or floodproofed in accordance to San Joaquin County ordinance Code Section 9-1605.12 (a) b, (b) and (c).

Informational Notes:

- (i.) A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
- (ii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.
- (iii.) All future building permits for projects located within a Special Flood Hazard Area at the time of permit issuance shall meet the San Joaquin County flood hazard reduction requirements (Title 9, Chapter 9-1605) and all requirements of the State of California (CCR Title 23) that are in force at the time of permit issuance. As an example, these requirements may include raising the finish floor elevation one foot above the expected flood level and/or using flood resistant materials.

AT:CH



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**Environmental Health Department**

**Linda Turkatte, REHS, Director**

*Kasey Foley, REHS, Assistant Director*

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kilh, REHS

July 9, 2019

To: San Joaquin County Community Development Department  
 Attention: Giuseppe Sanfilippo

From: Steven Shih; (209) 468-9850 ✓  
 Lead Senior Registered Environmental Health Specialist

RE: **PA-1800316 (UP) (Early Consultation), SU0012103**  
**7300 W. Delta Ave, Tracy**

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- A. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.  
  
 The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.
- B. Submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).
- C. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).

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- D. Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-1115.3).
- E. The existing water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-1115.7).
- F. The existed well must be repaired under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1115.4(e)) as follows:
  1. Install a sanitary surface seal around well casing.
- G. Applicant will need to get written approval from a rendering plant for the disposal of animal waste due to animal slaughter activities or from the Central Valley Regional Water Quality Control Board for discharge to land. That written approval shall be presented to the Environmental Health Department prior to issuance of building permit and/or final occupancy approval (San Joaquin County Development Title, Section 9-1125.5).
- H. Applicant is to prepare a manure management plan outlining the handling of all bird(s) wastes and incorporating vector control measures. (Porter-Cologne Water Quality Act, Chapter 4, Section 13260-13263). The fee will be based on the current schedule at the time of payment.
- I. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at [cers.calepa.ca.gov/](http://cers.calepa.ca.gov/) and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases).
  1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
  2. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
  3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
  4. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
    - If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.

- Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- 5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – **Aboveground Petroleum Storage Program** (HSC Sections 25270.6 & 25270 et sec.)
  - **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
- 6. Threshold quantities of regulated substances stored onsite – **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
  - **Risk Management Plan requirement for covered processes**



**S J C O G, Inc.**

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)  
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Giuseppe Sanfilippo, San Joaquin County, Community Development Department  
**From:** Laurel Boyd, SJCOG, Inc.  
**Date:** January 9, 2019  
**Local Jurisdiction Project Title:** PA-1800316 (UP)  
**Assessor Parcel Number(s):** 213-020-38, -47  
**Local Jurisdiction Project Number:** PA-1800316 (UP)  
**Total Acres to be converted from Open Space Use:** Unknown  
**Habitat Types to be Disturbed:** Agricultural Habitat Land  
**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-1800316 (UP). This project consists of a Use Permit application for a slaughterhouse and chicken farm in the Ag-40 (General Agriculture, 40-acre minimum) zone. The project includes the construction of a 4,000 square foot agricultural building to include a 1,600 square foot portion to be utilized as a slaughterhouse. The project also includes the construction of a 6,000 square foot chicken enclosure for a maximum of 600 chickens. Operations are planned for eight (8) hours a day, seven (7) days a week, and are expected to generate six (6) vehicle trips per day. The site will utilize a private well and septic system and be provided access from West Delta Avenue. The project site is on the south side of Delta Avenue, 3,000 feet east of MacArthur Drive, Tracy (APN/Address: 213-020-38, -47/7300 West Delta Avenue, Tracy).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

***This project is subject to the SJMSCP*** and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.org>

After this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
  1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
  2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
  3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
    - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
    - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
    - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or

2 | S J C O G , I n c .

- d. Purchase approved mitigation bank credits.
- 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
  - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
  - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
  - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit.

*It should be noted that if this project has any potential impacts to waters of the United States (pursuant to Section 404 Clean Water Act), it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas (pursuant to Section 404 and 401 of the Clean Water Act respectively) and permits would be required from each of these resource agencies prior to grading the project site.*

If you have any questions, please call (209) 235-0600.



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*San Joaquin County Multi-Species Habitat Conservation & Open Space Plan*

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**SJMSCP HOLD**

**TO:** Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other:

**FROM:** Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE  
DO NOT ISSUE A BUILDING PERMIT  
DO NOT ISSUE \_\_\_\_\_ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
  1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
  2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
  3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
    - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
    - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
    - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
    - d. Purchase approved mitigation bank credits.
  4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
    - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
    - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
    - c. Purchase approved mitigation bank credits.
 Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-1800316 (UP)

Landowner/Applicant: Ahmed Hussein

Assessor Parcel #s: 213-020-38, -47

T \_\_\_\_\_, R \_\_\_\_\_, Section(s): \_\_\_\_\_

Local Jurisdiction Contact: Giuseppe Sarfilippo

**The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.**



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## South San Joaquin County Fire Authority

Community Risk Reduction Division

835 Central Avenue

Tracy, CA 95376

PH: (209) 831-6707

FAX: (209) 831-6703

[fire.prevention@cityoftracy.org](mailto:fire.prevention@cityoftracy.org)

Date: 1/2/2020

Project #:

City/County Project #: PA-1800316 (UP)

Project Description: Use Permit for Slaughterhouse & Chicken Farm

Project Address: 7300 W. Delta Ave.

This project has been reviewed based on the California Fire Code and Tracy Municipal Code.

**At this time, project is conditionally approved subject to satisfying the following requirements:**

1. Prior to approval of building construction permit, applicant shall incorporate the following into construction documents:
  - a. Specify occupancy.
  - b. Fire protection systems are dependent on occupancy and shall be installed in accordance with 2016 CFC.
  - c. Provide access to each structure with access in accordance with 2016 CFC Section 503 and San Joaquin County's Fire Apparatus Access Road Standards.
  - d. Specify water source for fire suppression. If water tanks are proposed, they must conform to California Fire Code and NFPA 1142 standards.
2. Prior to approval of building construction permit, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval. Electronic submittal is encouraged, but not mandatory. [Click here for more information on the Electronic Plan Review Requirements.](#)
3. At time of application to South San Joaquin County Fire Authority, additional requirements may be required, based on submittal and review.
4. Prior to final inspection, emergency radio responder coverage shall be tested for each building in accordance with 2016 CFC Section 510. If adequate coverage is not available, applicant shall apply for a construction permit for installation.

Plans Reviewed by:

Courtney Wood, Plans Examiner

(209) 831-6707

[courtney.wood@cityoftracy.org](mailto:courtney.wood@cityoftracy.org)

---

South San Joaquin County Fire Authority

- End -

Zimbra

[gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)

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**PA-1800316**

---

**From :** Harty, Arthur W <AWHarty@sjgov.org>

Fri, Jan 10, 2020 09:34 AM

**Subject :** PA-1800316

1 attachment

**To :** [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)

**Cc :** Taiariol, Nicholas <[ntaiariol@sjgov.org](mailto:ntaiariol@sjgov.org)>

Greetings,

We do not have any concerns with this project itself; however, if there are any objections (whether in writing or verbally), please keep me updated with the nature of such objections as well as future date(s).

Respectfully,

Lieutenant Art Harty  
District Commander  
San Joaquin County Sheriff's Office  
7000 Michael Canlis Blvd.  
French Camp, CA 95231  
(209) 468-4150 Desk  
(209) 468-4167 Fax  
[awharty@sjgov.org](mailto:awharty@sjgov.org)





ED LUCCHESI  
MANAGER  
BOARD OF TRUSTEES

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CITY OF TRACY

MARC WARMERDAM  
SAN JOAQUIN COUNTY

LEGAL ADVISOR  
CHRISTOPHER K. ELEY

January 7, 2019

San Joaquin County  
Community Development Department  
Development Services Division  
Attn: Giuseppe Sanfilippo  
1810 East Hazelton Avenue  
Stockton, CA 95205

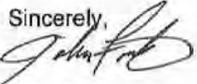
**Re: PA-1800316 (UP)**

San Joaquin County Mosquito and Vector Control District has reviewed the listed application referral(s) and provides the following comment(s):

**1. PA-1800316 (UP):**

- Applicant must incorporate mosquito prevention best management practices for the design, construction, operations and maintenance of the proposed stormwater pond (copy of mosquito prevention/stormwater management guidelines attached).

Do not hesitate to contact me if you have any questions or need additional information.

Sincerely,  
  
John Fritz  
Assistant Manager

7759 S. AIRPORT WAY, STOCKTON, CALIFORNIA 95206-3918  
(209) 982-4675 · FAX (209) 982-0120 · www.sjmosquito.org

### **General Stormwater Management Mosquito Control BMPs**

- Ensure Mosquito Control Agencies have access to infrastructure to inspect or make appropriate treatments when necessary.
- Manage sprinkler and irrigation systems to minimize runoff entering stormwater infrastructure.
- Avoid intentionally running water into stormwater systems by not washing sidewalks and driveways, washing cars on streets or driveways, etc.
- Inspect facilities weekly during warm weather for the presence of standing water or immature mosquitoes.
- Remove emergent vegetation and debris from gutters and channels that accumulate water.
- Consider mosquito production during the design, construction, and maintenance of stormwater infrastructure.
- Design and maintain systems to fully discharge captured water in 96 hours or less.
- Include access for maintenance in system design.
- Design systems with permanent water sources such as wetlands, ponds, sumps, and basins to minimize mosquito habitat and plan for routine larval mosquito inspection and control activities with the assistance of a local mosquito control program.

### **Stormwater Treatment Ponds and Constructed Treatment Wetlands**

- Whenever possible, stock stormwater ponds and constructed wetlands with mosquito-eating fish available from local mosquito control programs.
- Design and maintain accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. Emergent plant density should be routinely managed so mosquito predators can move throughout the vegetated areas and are not excluded from pond edges.
- Whenever possible, design and maintain deep zones in excess of four feet (1.2 m) to limit the spread of invasive emergent vegetation such as cattails. The edges below the water surface should be as steep as practicable and uniform to discourage dense plant growth that may provide immature mosquitoes with refuge from predators and increased nutrient availability.
- Use concrete or liners in shallow areas to discourage plant growth where vegetation is not necessary.
- Whenever possible, provide a means for easy dewatering if needed.
- Manage the spread and density of floating and submerged vegetation that encourages mosquito production (i.e., water hyacinth, water primrose, parrot's feather, duckweed, and filamentous algal mats).
- If possible, compartmentalize managed treatment wetlands so the maximum width of ponds does not exceed two times the effective distance (40 feet [12 m]) of land-based application technologies for mosquito control agents

#### **Reference:**

Best Management Practices for Mosquito Control in California (July 2012)  
Vector-Borne Disease Section  
California Department of Public Health  
<http://www.westnile.ca.gov/resources.php>



Plan Review Team  
Land Management

PGEPlanReview@pge.com  
6111 Bollinger Canyon Road 3370A  
San Ramon, CA 94583

January 3, 2019

Giuseppe Sanfilippo  
County of San Joaquin  
1810 East Hazelton Ave  
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Sanfilippo,

Thank you for submitting PA-1800316 (UP) plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management

### Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.  
  
Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.  
  
Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).  
  
No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.
4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for

proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

U.S. Department of Homeland Security  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, CA. 94607-4052



January 10, 2019

Giuseppe Sanfilippo, Project Manager  
Community Development Department  
Development Services Division  
1810 East Hazelton Avenue  
Stockton, California 95205

Dear Mr. Sanfilippo:

This is in response to your request for comments regarding Application Referral Application Number PA 1800316 (UP) (APN/Address: 213-020-38, -41/7300 West Delta Avenue, Tracy) (Supervisory District 5).

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Joaquin (Community Number 060299), Maps revised October 20, 2016 and City of Tracy (Community Number 060303), Maps revised October 16, 2009. Please note that the City of Tracy, San Joaquin County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

[www.fema.gov](http://www.fema.gov)

Giuseppe Sanfilippo, Project Manager  
Page 2  
December 18, 2018

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Tracy floodplain manager can be reached by calling Kevin Jorgensen, Chief Building Official, at (209) 831-6415. The San Joaquin County floodplain manager can be reached by calling John Maguire, Engineering Services Manager, at (209) 953-7617.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,



Gregor Blackburn, CFM, Branch Chief  
Floodplain Management and Insurance Branch

cc:

Kevin Jorgensen, Chief Building Official, City of Tracy  
John Maguire, Engineering Services Manager, San Joaquin County  
Ray Lee, WREA, State of California, Department of Water Resources, North Central Region  
Office  
Brian Trushinski, NFIP Planner, DHS/FEMA Region IX  
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

[www.fema.gov](http://www.fema.gov)



**Central Valley Regional Water Quality Control Board**

17 January 2019

Giuseppe Sanfilippo  
San Joaquin County  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, CA 95205

**CERTIFIED MAIL**  
7018 1830 0001 0062 6726

**COMMENTS TO REQUEST FOR REVIEW FOR THE APPLICATION REFERRAL,  
PA-1800316 (UP) PROJECT, SAN JOAQUIN COUNTY**

Pursuant to the San Joaquin County Community Development Department's 28 December 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Application Referral* for the PA-1800316 (UP) Project, located in San Joaquin County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**I. Regulatory Setting**

**Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11029 Sun Center Drive #200, Rancho Cordova, CA 95670 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)



Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:  
[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

#### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

**Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

**Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

**Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

**Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

**Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/regulatory\\_information/for\\_growers/coalition\\_groups/](https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/) or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

**Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: [https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:  
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or [Jordan.Hensley@waterboards.ca.gov](mailto:Jordan.Hensley@waterboards.ca.gov).



Jordan Hensley  
Environmental Scientist



## SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

January 23, 2019

San Joaquin County Community Development Department  
Development Services Division  
Attn: Giuseppe Sanfilippo  
1810 E. Hazelton Avenue  
Stockton, CA 95205

**RE: PA-1800316 (UP)**

Dear Mr. Sanfilippo:

The San Joaquin Farm Bureau Federation is a private, not for profit, volunteer organization dedicated to the advancement of agriculture in San Joaquin County. As such, we are pleased to support application PA-1800316, a Use Permit application for a slaughterhouse and chicken farm.

Maintaining and growing our agricultural industry in San Joaquin County is imperative to the economic viability of the entire county and we are encouraged to see applications of this nature. Projects such as the one proposed in the aforementioned application that grow agricultural business and processing contribute significantly to our local economy through job creation, taxes, and most importantly, promoting the incredible local agricultural products that growers produce locally.

We encourage your staff as well as the Planning Commission, if referred, to approve this application. Please keep us informed as this project moves forward. If you have any questions, please do not hesitate to contact the Farm Bureau staff at (209) 931-4931.

Sincerely,

A handwritten signature in cursive script that reads "Jim Ferrari".

President

Cc: Ahmed Hussein

3290 NORTH AD ART ROAD • (209) 931-4931 • STOCKTON, CALIFORNIA 95215



**Sisk Recycling Company**

4506 S. Commons Rd. Turlock, Ca. 95380

6/5/2019

To Whom It May Concern,

Sisk Recycling is a Tallow company that has been in business since 1965. We service dairies, restaurants, and meat stores throughout the Northern CA region.

Our company is quite interested in working with Ahmed Hussein when his Slaughter Company is up and running. We have the means and facility to handle the loads he has outlined to us.

If you have any questions the office hours are:  
Monday – Friday 8am to 4:30pm.

Regards,

A handwritten signature in cursive script that reads "Carolyn".

Carolyn Harwood, Office Mgr.  
Sisk Recycling

O: 209-667-1451

F: 209-667-1672

C: 209-366-3868

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**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

# **Community Development Department**

Planning · Building · Neighborhood Preservation

## **Attachment C Environmental Review**

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**MITIGATED NEGATIVE DECLARATION**

TO:  Office of Planning & Research  
 P. O. Box 3044  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**PROJECT TITLE:** Use Permit No. PA-1800316

**PROJECT LOCATION:** The project site is located on the south side of West Delta Avenue, 3,000 feet east of South Mac Arthur Drive, Tracy, San Joaquin County. (APN/Address: 213-020-38, -41/7300 West Delta Avenue, Tracy) (Supervisorial District: 5)

**PROJECT DESCRIPTION:** A Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughterhouse. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. Operations are planned for seven (7) days a week, and are expected to generate six (6) vehicle trips per day. The site will utilize a private well for water and septic system for sewage disposal. Access will be provided from West Delta Avenue. The project site is under a Williamson Act Contract. (Use Types: Agricultural Processing- Food Manufacturing, Animal Raising-Smal)

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

**PROponent:** Ahmed Hussein

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: December 27, 2019

Contact Person:  
 Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)

**INITIAL STUDY/NEGATIVE DECLARATION**

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

**LEAD AGENCY:** San Joaquin County Community Development Department

**PROJECT APPLICANT:** Hussein/Schack & Company

**PROJECT TITLE/FILE NUMBER(S):** PA-1800316 (UP)

**PROJECT DESCRIPTION:** A Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughterhouse. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. Operations are planned for seven (7) days a week, and are expected to generate six (6) vehicle trips per day. The site will utilize a private well for water and septic system for sewage disposal. Access will be provide from West Delta Avenue. The project site is under a Williamson Act Contract. (Use Types: Agricultural Processing- Food Manufacturing, Animal Raising-Small)

The project site is located on the south side of West Delta Avenue, 3,000 feet east of South Mac Arthur Drive, Tracy

**ASSESSOR PARCEL NO.:** 213-020-38,-41

**ACRES:** 40.39-acres

**GENERAL PLAN:** A/G

**ZONING:** AG-40

**POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):**  
A 4,000 square foot agricultural building with a 1,600 portion utilized as a slaughterhouse, two (2) 800 square foot pole barns, and a 6,000 square foot chicken enclosure for a maximum of 3,000 chickens

**SURROUNDING LAND USES:**

**NORTH:** Agricultural with scattered residences/City of Lathrop

**SOUTH:** Agricultural with scattered residences/City of Tracy

**EAST:** Agricultural with scattered residences

**WEST:** Agricultural with scattered residences/Industrial

**REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:**

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps, maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. Copies of these reports can be found by contacting the Community Development Department.

**TRIBAL CULTURAL RESOURCES:**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No

**GENERAL CONSIDERATIONS:**

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

Yes  No

Nature of concern(s): Enter concern(s).

2. Will the project require approval or permits by agencies other than the County?

Yes  No

Agency name(s): Enter agency name(s).

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes  No

City: Lathrop, Tracy

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "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"/> Energy                             |
| <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                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                           | <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.

  
Signature: Giuseppe Sanfilippo  
Associate Planner

12/27/019  
Date

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>I. AESTHETICS</b>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-d) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as ag storage and 1,600 square feet utilized as a slaughter house. The project also proposes the construction of two (2) 800 square foot metal ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. The project site is not located along a designated scenic route pursuant to 2035 General Plan Figure 12-2, and the surrounding area is a mixture of agricultural and residential uses. As a result, the proposed project is not anticipated to have an impact on aesthetics.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**II. AGRICULTURE AND FORESTRY RESOURCES.**

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-e) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum).  
 The proposed project site is currently under Williamson Act contract No. WA-71-C1-264. The contract restricts development to uses that are compatible with the Williamson Act and Development Title Section 9-1805. "Compatible use" as defined in the Williamson Act includes uses determined by the County to be compatible with the agricultural, recreational, or open-space use of land within the preserve and subject to contract (Government Code Section 51201[e]) (Development Title Section 9-1810.3[b]).
- The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

- **This Principle of Compatibility can be made because an agricultural processing facility and chicken farm are an agricultural use and that the remainder of the parcel will remain planted in alfalfa. The use on the subject property will remain in agriculture and will therefore not significantly compromise the long term productive capability of the subject contracted parcel or other contracted lands in agricultural preserves. The use is an approved use on contracted land pursuant to Development Title Section 9-1810.3.**
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted land in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands including activities such as harvesting, processing, or shipping.
- **This Principle of Compatibility can be made because, although the use may displace agricultural production operations, the proposed agricultural processing facility and chicken farm relate directly to the production of agricultural products, and therefore is a compatible use for a Williamson Act contracted parcel.**
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use. In evaluating compatibility a board or council shall consider the impacts on non-contracted lands in the agricultural preserve or preserves.
- **This Principle of Compatibility can be made because the proposed uses, an agricultural processing facility and chicken farm, will encourage continued and expanded agricultural uses in the area. The surrounding properties contain agricultural uses and will not be affected by the project. The Agricultural Processing – Food Manufacturing, and Animal Raising-Small Animals use types are a permitted use on property under contract and is consistent with the A/G (General Agriculture) General Plan Designation. Therefore, the agricultural processing facility will not negatively impact agricultural uses on adjacent contracted lands and will not result in the significant removal of adjacent contracted land from agricultural or open-space.**

The project will not affect any agricultural uses, nor will it affect existing Williamson Act contracts. Therefore, the proposed application will have a less than significant impact on agriculture and forestry resources. The proposed project does not conflict with any existing or planned uses as the zoning and General Plan designations will remain the same. Therefore, this project will not set a significant land use precedent in the area. There are no applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity. Referrals have been sent to the Department of Conservation for review.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>III. AIR QUALITY.</b>					
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:					
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"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-d) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughter house. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. A Manure Management Plan dated September 6, 2019 approved by the Environmental Health Department states that manure will be contained and covered to mitigate effects from odor. Additionally, animals harvested as a part of the slaughterhouse operation will have their renderings placed in a sealed container, and the container will be delivered directly to Sisk Recycling for rendering disposal.

The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. At the time of future development, the applicant will be required to meet the requirements for emissions and dust control as established by SJVAPCD. As a result, any impacts to air quality will be reduced to less-than-significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>IV. BIOLOGICAL RESOURCES:</b>					
Would the project:					
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"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

**Impact Discussion:**

- a) The Natural Diversity Database list the Swainson's hawk (*Buteo Swainsoni*), tricolored blackbird (*Agelaius tricolor*), Suisun marsh aster (*Aster lentus*), Great Valley Valley Oak Riparian Forest, and the burrowing owl (*Athene Cunicularia*) as rare, endangered, or threatened species as potentially occurring in or near the site. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. SJCOG has determined that the project is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and the applicant has confirmed participation. As a result, the proposed project is consistent with the SJMSCP, as amended, and this will be reflected in the conditions of project approval for this proposal. Pursuant to the *Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)*, dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>V. CULTURAL RESOURCES.</b>					
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-c) In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>VI. ENERGY</b>					
Would the project:					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a,b) The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to any development at the time of building permit. This will ensure that any impacts to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be reduced to less than significant and help to prevent any conflict with state or local plans for energy efficiency and renewable energy.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>VII. GEOLOGY AND SOILS:</b>					
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- (a-f) The Soil Survey of San Joaquin County classifies the soil on the parcel as *Columbia fine sandy loam, partially drained, 0 to 2 percent slopes*; *Merritt silty clay loam, partially drained, 0 to 2 percent slopes*; and *Grangeville clay loam, partially drained, 0 to 2 percent slopes*.

*Columbia fine sandy loam's* permeability is moderately rapid and water capacity is moderate. This unit is suited to irrigated row and field crops. *Columbia fine sandy loam* has a storie index rating of 48 and a land capability of IVw irrigated and IIw nonirrigated.

*Merritt silty clay loam's* permeability is slow and water capacity is high. This unit is suited to irrigated row and field crops. *Merritt silty clay loam* has a storie index rating of 24 and a land capability of IVw irrigated and IIw nonirrigated.

*Grangeville clay loam's* permeability is moderately rapid and water capacity is moderate. This unit is suited to irrigated row and field crops. *Grangeville clay loam* has a storie index rating of 65 and a land capability of IVw irrigated and IIw nonirrigated.

The project site contains expansive soil. At the time of future development, the Building Division will require a soils report to be submitted with a Building Permit application. Therefore, the effects of expansive soil to the underlying project are expected to be less than significant.

A Soil Suitability/Nitrate Loading study approved by the Environmental Health Department has determined that soil of the project site can support the use of septic tanks, and that the septic system proposed by the project applicant can meet all on-site wastewater disposal standards.

The proposed project will not cause the risk of injury or death as a result of a rupture of a known earthquake fault, seismic activity, or landslides because there are no faults located near the project site, and the site is relatively flat. The proposed project will not result in substantial soil erosion or the loss of topsoil. The proposed project will not destroy a unique paleontological resource or site or unique geological feature. The proposed project is not 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>VIII. GREENHOUSE GAS EMISSIONS.</b>					
Would the project:					
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"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-b) Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the underlying project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO<sub>2</sub> equivalents (MTCO<sub>2</sub>e/yr).

As noted previously, the underlying project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.<sup>1</sup> The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change.

<sup>1</sup> San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. December 17, 2009.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b>					
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-g) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughter house. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens.

The project site is not 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 not create a significant hazard to the public or the environment.

The applicant proposes to slaughter a maximum of one (1) animal per day. The renderings from the slaughter will be collected, and taken to Sisk Recycling in Company Turlock, California immediately after slaughter. Additionally, the slaughterhouse will be subject to the regulations of the California Department of Food and Agriculture.

The project would not result in, create or induce hazards and associated risks to the public. Construction activities for the project typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. No significant impacts are

anticipated related to the transport, use, or storage of hazardous materials during construction activities.

The project site is not located within two (2) miles of an airport land use plan, nor would the project result in a safety hazard or excessive noise for people residing or working in the project area. The proposed project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed subdivision will not expose people or structures to significant risk of loss and injury or death involving wildland fires.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>X. HYDROLOGY AND WATER QUALITY.</b>					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) 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"/>	<input type="checkbox"/>
iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-e) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project site is located in the Flood Zone AE flood designations. A referral was sent to the Department of Public Works Flood Control Division for comments. At the time of future development, all new construction and the substantial improvement of any structure in the area of special flood hazard shall be elevated or flood-proofed in accordance to San Joaquin County Development Title Section 9-1605.12(a),(b), and (c).

The project area is located approximately 610 feet south of the Paradise Cut. Any future development will be subject to the Central Valley Regional Water Quality Control Board's rules and regulations. The Environmental Health Department has approved a Manure Management Plan for the project. The chicken manure produced by the proposed 3,000 chickens will be utilized by the property owner as organic fertilizer for the production of an alfalfa crop on-site. As a result, the effects the project will have on waterway and surface water in the vicinity are expected to be less than significant.

The project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner

which would result in flooding on- or off-site; 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; or impede or redirect flood flows. Additionally, the proposed project would not risk release of pollutants in flood hazard, tsunami, or seiche zones.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XI. LAND USE AND PLANNING.</b>					
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- b) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughter house. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. The project is not a growth-inducing action nor is it in conflict with any existing or planned uses. The Agricultural Processing- Food Manufacturing and Animal Raising-Small Animals use types may be conditionally permitted in the AG-40 (General Agriculture, 40-Acre minimum) zone subject to an approved Use Permit application.

The project site is located within the Secondary Zone of the Delta. Referrals were sent to the Delta Protection Commission and the Delta Stewardship Council on June 17, 2019 for review, and no comments have been received.

The proposed project will not be a conflict with any existing or planned uses or set a significant land use precedent. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XII. MINERAL RESOURCES.</b>					
Would the project:					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a, b) San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The proposed project is not in a designated MRZ zone. The proposed project will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. Therefore, the proposed project applications will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XIII. NOISE</b>					
Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-c) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The slaughtering and processing of animals will be conducted entirely within the slaughterhouse/ ag storage building. Additionally, the raising of chickens, goats, and other livestock animals is an agricultural activity. Development Title Section 9-1025.9 states that noise sources associated with agricultural activities are exempt from the County noise ordinance if the activity is conducted on agriculturally zoned lands.

The nearest single family residence is located approximately 800 feet north of the project site. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Additionally, noise from construction activities are exempt from noise standards provided the construction occur no earlier than 6:00 A.M. and no later than 9:00 P.M. The proposed project would be subject to these Development Title standards. Therefore, noise impacts from the proposed project are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XIV. POPULATION AND HOUSING.</b>					
Would the project:					
a) Induce substantial unplanned 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"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-b) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project does not propose housing within the project boundary. Therefore, the project will not induce substantial unplanned population growth in the area. The project also will not displace substantial numbers of existing people or housing as there is no reduction in the number of available housing units. Therefore, the project's impact on population and housing will be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XV PUBLIC SERVICES:</b>					
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughter house. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. The existing fire protection is provided by the Tracy Rural fire district, existing law enforcement protection is provided by the San Joaquin County Sheriff's Department, and the existing school services are provided by the Tracy Unified School District with the nearest school located approximately 4.8 miles southeast of the project site. There are no parks in the vicinity, and none are required to be provided. Therefore, the project will not result in the need for additional fire protection, police protection, schools, parks, or other public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVI. RECREATION.</u> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a,b) The proposed project will not substantially increase the use of existing neighborhood and regional parks because no increase in housing or people is associated with this application. Additionally, the project does not include recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Impacts to recreation opportunities are anticipated to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XVII. TRANSPORTATION:</b>					
Would the project:					
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-d) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). Operations are planned for eight (8) hours a day, seven (7) days a week, and are expected to generate six (6) vehicle trips per day. The Department of Public Works has reviewed the proposal and has determined the project is not expected to exceed 50 vehicles during any hour. Projects that have a traffic volume that is less than 50 trips per hour have a less than significant impact on traffic pursuant to Development Title Section 9-1150.4(a).

The project is not expected to conflict with a program plan, ordinance, or policy addressing the vehicle circulation system. There will be no changes to the geometric design of roads or to emergency access routes. The proposed Emergency access is provided by a fire road/access road with adequate width and surfacing. The proposed project is not expected to result in inadequate emergency access.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XVIII. TRIBAL CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |  |                          |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

- a) At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act. A referral was sent to the North Valley Yokuts Tribe and United Auburn Indian Community for review, and no consultation was requested.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b><u>XIX. UTILITIES AND SERVICE SYSTEMS.</u></b>					
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

a-c) There are no public services available in this area for water, sewer, or storm water drainage. Parcels zoned as agricultural may use a well for water, a septic tank for sewer, and retain all drainage on-site. Any new development will have to be accommodated by an on-site well for water, and septic system for sewage. Stormwater drainage will have to be retained on-site. Department of Public Works will determine the feasibility of the stormwater drainage system.

A Soil Suitability/Nitrate Loading study approved by the Environmental Health Department has determined that the soil of the project site can support the use of septic tanks, and that the septic system proposed by the project applicant can meet all on-site wastewater disposal standards. Additionally, Conditions of Approval from the Environmental Health Department will ensure that the water supply can meet all applicable regulations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XX. WILDFIRE.</b>					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-d) The project is a Use Permit application for a slaughterhouse and chicken farm on a three (3) acre portion of one (1) legal parcel totaling 40.39-acres in the AG-40 (General Agriculture, 40-acre minimum). The project proposes the construction of a 4,000 square foot agricultural building, with 2,400 square feet utilized as Ag storage and 1,600 square feet utilized as a slaughter house. The project also proposes the construction of two (2) 800 square foot metal Ag barns within a 6,000 square foot chicken enclosure to be utilized as chicken shelters for a maximum of 3,000 chickens. Pursuant to the San Joaquin Fire Severity Zone map, the project site is located in an area with non-wildland/non-urban fire zone designation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a) Does the project have the potential to substantially 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, substantially 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a-c) The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.



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Planning Commission Staff Report, Item # 1 02/06/2020 – PA-1800316 (UP)  
Environmental Review



*Chesney Consulting*

## MANURE MANAGEMENT PLAN

# Navu Farms, Inc.

### Proposed Abattoir/Ag Building/Livestock Facility

7300 West Delta Avenue  
Tracy, California 95304

Assessor's Parcel Number: 213-020-38 and 213-020-41

Zoning: AG-40 General Plan: A/G

Permit Application Number: PA-1800316

September 6, 2019

Prepared for:  
Mr. Ahmed Hussein  
232 San Marco Ave.  
San Bruno, CA 94066  
(650) 676-9687

RECEIVED

SEP 11 2019

ENVIRONMENTAL HEALTH  
PERMIT/SERVICES

and

The San Joaquin County Environmental Health Department

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P.O. Box 3794 ♦ Twicken, CA 95381 ♦ (209) 402-1652 ♦ [ddchesney@charter.net](mailto:ddchesney@charter.net)

## INTRODUCTION

Mr. Ahmed Hussein, Command Sergeant Major (Ret.) United States Army, is proposing to construct an Ag Building, an Abattoir and livestock holding pens on property he owns at 7300 West Delta Ave. in Tracy CA.

The San Joaquin County Environmental Health Department (EHD) is requiring a Manure Management Plan (MMP) regarding the on-site animals. Mr. Dylan Wooten of Schack & Company had submitted an MMP to EHD dated August 8, 2019 with the Manure Animal Facility Manure/Solid Waste Management Plan Guidance Document. This document was completed by the Applicant, Mr. Hussein.

The EHD responded with a clarification letter, dated September 3, 2019. My document addresses these questions and provides additional information. The answers below correspond with the numbered question on the EHD document.

1. The livestock will be mostly confined to pens. However, goats, sheep, and particularly cattle may be grazed in fenced-in pasture land on Parcel 213-020-38, which is 36.46 acres. It is anticipated to use 35.0 of these 36.46 acres for cropland production.
2. Pasture grazing will be dependant on the stage of growth of the crop being grown. Grazing may occur near or at crop maturity. Total animals are between 5-20 cows, 20-50 goats, 20-50 sheep/lamb and approx. 3,000 chickens. The chickens will be housed in environmental houses, whereby manure drops to the ground and is then raked up.
3. Manure from all animal types will be raked up from the pens and stored in holding bins. Proper pest control will be implemented if needed. When manure can be spread on the cropland, it will be loaded into a manure spreader pulled by a tractor to be equally deposited on the cropland and then incorporated into the soil by discing. Preferably, manure incorporation will occur immediately prior to crop planting so that the plants can uptake nutrients from the manure, especially nitrogen. Manure deposited from pastured animals will not be raked up. If pens are used in the pasture, an assessment will be made as to manure accumulation. Penned areas within open pasture must be rotated when manure accumulation is observed.
4. Crops planted will consist of grain-type plants such as rye, oats, wheat, and orchard grass.
5. Severe weather conditions during the winter may warrant adjustments in circulating animals from pens to pasture. However, animal populations will be much lower during the winter months, thus making animal housing management easier than the remaining months of the year when the weather is favorable.
6. Feeding will be conducted by hand. Feed will be in bulk containers (e.g., bags, totes, plastic drums, etc.) which will be stored in a locked sea container.

## ANALYSIS

To analyze the amount nitrogen from the on-site manure the subject property cropland can assimilate, samples were obtained from goat and chicken manures. There are no cattle presently on the subject property, therefore manure samples could not be obtained. Book values were used. Sheep and goats are similar in manure nitrogen content and production.

TABLE 1

ANIMAL	MANURE PRODUCTION PER YEAR (Est.)	NITROGEN FRACTIONS (As Tested)			
		NITRATE NITROGEN	ORGANIC NITROGEN	AMMONIA NITROGEN	TOTAL NITROGEN
<b>Goat</b>	6 lbs./day 100 goats/sheep = 600 lbs./day x 365 d/y = 219,000 lbs./y = 110 tons/y	0.003% = 0.06 lbs./ton = 0.02 lbs./ton (as rev'd.)	1.64% = 32.8 lbs./ton = 13.2 lbs./ton (as rev'd.)	0.007% = 0.14 lbs./ton = 0.056 lbs./ton (as rev'd.)	1.65% = 33 lbs./ton = 13.3 lbs./ton (as rev'd.) = 110 tons /yr x 13.3 lbs N/ton = 1,465 lbs N/yr
<b>Chicken</b>	0.33 lbs./day 3,000 chickens = 990 lbs./day x 365 d/y = 361,350 lbs./y = 181 tons/y	0.003% = 0.06 lbs./ton = 0.02 lbs./ton (as rev'd.)	4.34% = 87 lbs./ton = 29.6 lbs./ton (as rev'd.)	0.087% = 1.7 lbs./ton = 0.58 lbs./ton (as rev'd.)	4.65% = 93 lbs./ton = 31.6 lbs./ton (as rev'd.) = 181 tons /yr x 31.6 lbs N/ton = 5,720 lbs N/yr
<b>Beef Cattle</b> (Book Values)	7 lbs./day 20 steers = 140 lbs./day x 365 d/y = 51,000 lbs./y = 26 tons/y				26 tons/yr x 12 lbs N/ton = 312 lbs N/yr
<b>TOTALS</b>	244 tons/y				7,495 lbs N/yr

TABLE 2

CROP TYPES TO BE PLANTED	TYPICAL YIELD PER ACRE	TOTAL NITROGEN UPTAKE (CROP REMOVAL) BY INDIVIDUAL CROPS BASED ON YIELD
BARLEY	2.5 tons/104 Bu	160 lbs N/Ac x 35 Ac = 5,600 x 2 (double cropped) = 11,200 lbs N
OATS	1.6 tons/100 Bu	115 lbs N/Ac x 35 Ac = 4,025 x 2 (double cropped) = 8,050 lbs N
WHEAT	3 ton/100 Bu	175 lbs N/Ac x 35 Ac = 6,125 x 2 (double cropped) = 12,250 lbs N
ORCHARD GRASS	6 tons	300 lbs N/Ac x 35 Ac = 10,500 lbs N lbs N (no double cropping)

## RESULTS

The calculations above demonstrate that barley, oats and wheat crops will assimilate nitrogen produced from manure land applications provided these crops are double-cropped meaning that two crops are grown per year on the subject acreage. By double-cropping (or single crop for orchard grass), all the crops should readily assimilate the nitrogen produced from manure exclusively. No synthetic nitrogen fertilizers should be applied to the cropland. These nitrogen production calculations from manure are based upon the maximum number of animals, year-round. Animal populations will not be at the maximum all year, thus incorporating a significant safety factor.

The organic fraction of the manure must mineralize to plant available nitrogen (PAN), which is nitrate and ammonium. This only occurs under certain environmental conditions. Typically, an approximation of 30% of the organic nitrogen fraction is mineralized per year therefore allowing the plants a slower rate of assimilation. Mineralization will occur in the spring and summer months of the year when the crop can be replanted or recovers from grazing.

It is imperative that equal distribution of manure prior to cropland planting be observed. Animal pens that are installed in the cropland must also be rotated when manure accumulates and the crop has mostly been consumed.

If there should be any questions regarding this document, please contact the undersigned.

Respectfully submitted,  
CHESNEY CONSULTING



Don Chesney, PE  
Registered Civil Engineer #C75479  
CA Certified Crop Advisor and Registered Nitrogen Management Specialist #341829  
CA Agricultural Pest Control Advisor #74363



## REFERENCES

California Fertilizer Association. Western Fertilizer Handbook. Ninth Ed.

Crohn, D. 2006. Optimizing organic fertilizer applications under steady-state conditions. J. Environ. Qual. 35:658-669.

Gale, E.S., D.M. Sullivan, C.G. Cogger, A.I. Bary, D.D. Hemphill, and E.A. Myhre. 2006. Estimating plant-available nitrogen release from manures, composts, and specialty products. J. Environ. Qual. 35:2321-2332.

Nitrogen Notes. Number 4. International Plant Nutrition Institute.

San Joaquin Local Health District, San Joaquin County Ordinance Code Rules and Regulations.

The Nature and Properties of Soils, 13<sup>th</sup> Ed., Brady and Weil.

University of California. Manure Nutrient Management. [www.manure@ucdavis.edu](http://www.manure@ucdavis.edu)

## APPENDICES

APPENDIX A: SCHACK & COMPANY MANURE MANAGEMENT PLAN OUTLINE

APPENDIX B: EHD CLARIFICATION LETTER

APPENDIX C: CHEMICAL ANALYSES OF GOAT MANURE

APPENDIX D: CHEMICAL ANALYSIS OF CHICKEN MANURE

## **APPENDIX A**

### **SCHACK & COMPANY MANURE MANAGEMENT PLAN OUTLINE**

*Chesney Consulting*

## Manure Management Plan

<b>Attn:</b> Michael Kith <b>To:</b> S.J.C.E.H.D. <b>From:</b> Dylan Wooten <b>Re:</b> Ahmed Hussein Project 7300 W. Delta Ave., Tracy, CA 95304	<b>Job No:</b> 18.035 <b>Date:</b> August 8, 2019 <b>Review No:</b> 02 <b>Permit No:</b> PA-1800316
--	--

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I have completed a response to your Manure Management Plan Guidance Document for the referenced project. The following response corresponds directly to each item listed on the Guidance Document.

I trust the following remarks will answer all your questions. If there are any further questions, please don't hesitate to call.

### GENERAL INFORMATION

Raising of livestock to include cattle, goats, sheep/lamb and chicken. To provide the owners of the animals the ability to slaughter at the farm.

The business will be open on weekends, federal and Islamic holidays from 8:00am – 5:00pm.

4,000sf Ag. building with 1,600sf being dedicated to a slaughter section. Please see attached Site Plan.

West Winds

### MANURE MANAGEMENT

There will be 5-20 cows, 20-50 goats, 20-50 sheep/lamb and when fully operational a maximum of 3,000 chickens.

The total manure from the animals will be one wheelbarrow to a maximum of half a cubic yard. It will be cleaned on a weekly basis.

There is no anticipation of any manure storage areas.

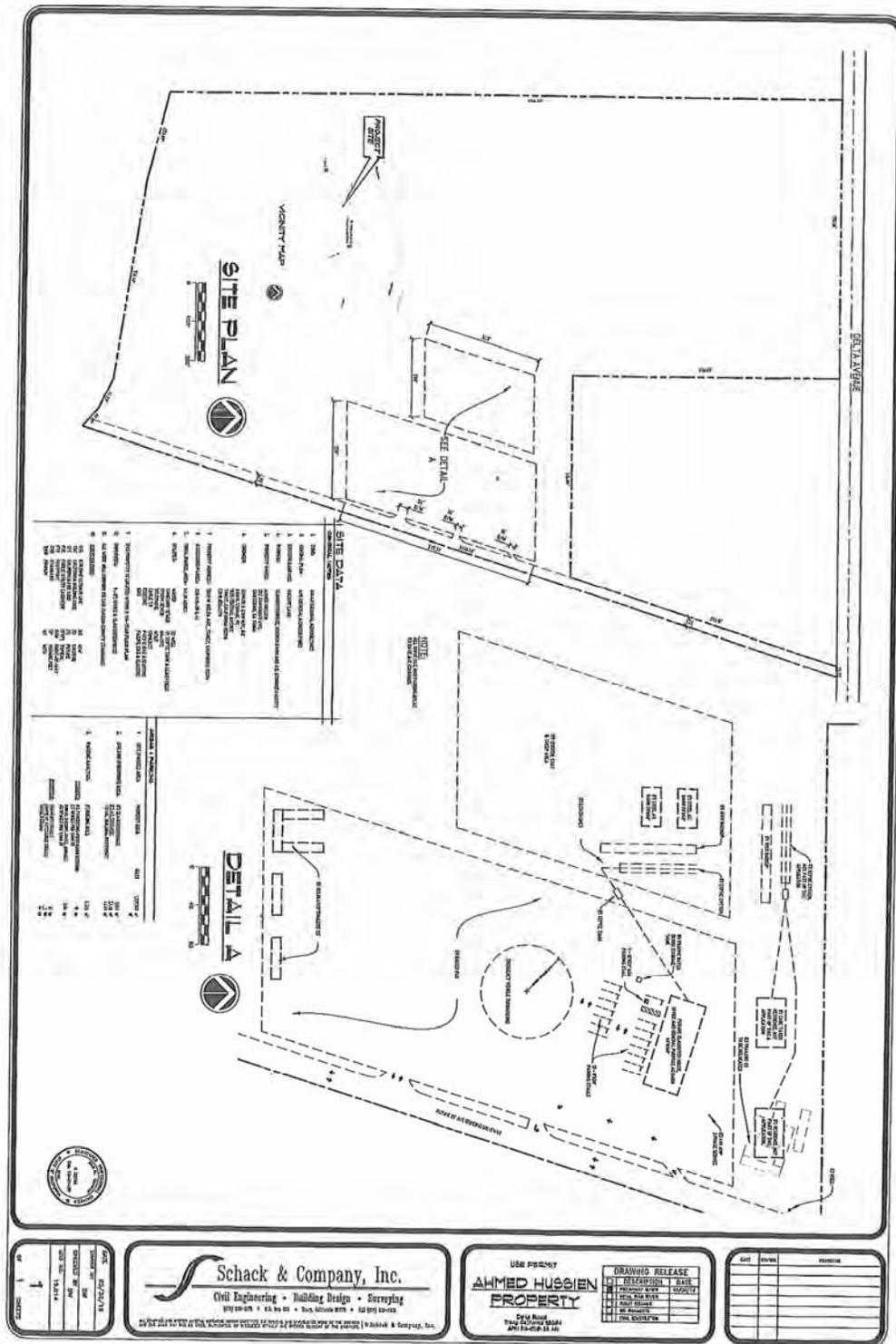
The manure will be used on site and spread in gardens, hay field and pasture.

Will comply.

### SOLID WASTE MANAGEMENT

One (1) 1.5 yard top flat bin dumpster, serviced weekly by Tracy Delta Solid Waste Management, Inc.

Animal death is not anticipated. In the event that one does occur, the deceased animal will be placed in a covered container and transported to Sisk Recycling, Co. See attached letter.



#### **FEEDING OPERATIONS**

The livestock will graze own pasture and be fed hay. As a supplement, the chickens will be given all natural chicken scratch grain and will also be free range, eating grass and insects.

#### **VECTOR CONTROL**

A local pest control company will be hired, such as Orkin Pest Management or Patriot Pest Management. They will do monthly scheduled visits and spray Eco friendly insecticides and set bait stations.

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
1868 East Hazelton Avenue, Stockton, CA 95205-6232 Telephone: (209) 468-3420  
Fax: (209) 464-0138 Web: www.sjgov.org/ehd

#### CONFINED ANIMAL FACILITY MANURE/SOLID WASTE MANAGEMENT PLAN GUIDANCE DOCUMENT

This Guidance Document is designed to assist in the development of a Manure/Solid Waste Management Plan for confined animal facilities (as defined in Title 27, § 20164 of the California Code of Regulations) that must be approved by the Environmental Health Department. The plan is required in order to ensure that wastes from these operations are handled in a manner that provides public health protection, protects ground and surface, water quality, and minimizes the harborage and breeding of vectors such as rodents and insects.

Authority for these requirements are contained in the California Public Resources Code, Division 30, §43020; the California Code of Regulations, Title 14, Division 7, Chapter 3, Article 8; the San Joaquin County Development Title, §9-605.6(k)(4), and the San Joaquin County Ordinance Code, Title 5, Division 2.

#### GENERAL INFORMATION

Describe the type of operations conducted at this facility.

Raising of livestock, to include cattles, goats, sheep/lamb and chicken. Provide owners of the animals to have the ability to slaughter at the farm.

Describe the frequency, duration, and time of year the facility will be in operation (year-round, seasonal, etc.)

Would be open for business on weekends, federal and islamic holidays during day hours 8:00 am till 5:00 pm.

Provide a general description of the facility, and a site map of the parcel(s) showing the location of existing and proposed structures associated with the operation (such as barns, stalls, corrals, pens, feed storage areas, ponds, lagoons, drainage canals, and manure use or disposal fields), as well as any residences, septic systems, and wells.

1600 sq ft slaughter section within a 4000 sq ft building AG building. Please see the site plan.

Describe the prevailing wind direction at the site.

West winds

#### MANURE MANAGEMENT

Provide the maximum number of animals proposed in the facility design.

5-20 cows, 20- 50 goats, 20 to 50 sheep/lamb and a maximum of 3000 chickens when fully operational.

Describe how manure from the confined animal operations will be managed, including the estimated amount that will be generated daily and the moisture content of the manure (liquid or dry).

Will be maximum to half a cubic yard or one wheelbarrow of dry manure from goat, lamb/sheep and chicken in the confined area, since most of the animals will be free range. The manure would be cleaned on a weekly basis.

Describe the number, type, size and location of manure storage areas (ponds, lagoons, retention basins, stockpiles, etc.) and any associated washout systems (gutters, pipes, drains

and ditches, etc.).

I dont anticipate any manure storage areas

Describe the manure disposal method(s) and location(s), such as on-site or off-site land spreading, irrigation, etc.

Manure would be used on site by spreading it on my gardens hay field and pasture

Note that any proposed discharge of manure to ponds, lagoons, land spreading, irrigation, or combination of these methods must comply with EHD requirements, the State Water Resources Control (SWRCB) "Statewide Water Quality Regulations for Confined Animal Facilities," and any requirements of the Central Valley Regional Water Quality Control Board (CVRWQCB).

See the CVRWQCB

website:[http://www.waterboards.ca.gov/centralvalley/available\\_documents/confined](http://www.waterboards.ca.gov/centralvalley/available_documents/confined)

Will comply

#### SOLID WASTE (REFUSE, GARBAGE AND DEAD ANIMAL) MANAGEMENT

Describe the type, number and capacity of refuse and garbage containers used by the facility (cans, dumpsters, etc.) and the name of the person or refuse company responsible for waste removal, frequency of removal and disposal location (transfer station, landfill, etc.)

I ea 1.5 yd top flat bin (dumpster) serviced weekly by Tracy Delta Solid Waste Management Inc.

Describe the projected number and frequency of animal deaths, and the storage and disposal methods used for dead animals (licensed rendering plant, etc.)

We do not anticipate any animal death. In the event such may occur the deceased animal will be placed in covered container and transported to Sisk Recycling Co. See attached letter

#### FEEDING OPERATIONS

Describe the type(s) of feed utilized (hay, silage, grain, food processing byproducts, etc.) and storage location(s).

Our livestock will be fed hay and by grazing in our own pasture ( grass fed animals), chickens will be given all natural chicken scratch grain as a supplement and will also be free range eating grass and insects

#### VECTOR CONTROL

Describe the methods (trapping, baiting, spraying, etc.) used to minimize rodent harborage, insect breeding (mosquitoes, flies, etc.), and adult fly populations associated with the facility operations (the animal confinement areas, the manure storage areas, the feeding operations, and the solid waste containment areas).

If a licensed pest control service is utilized, provide the name of the company, the frequency, and type of control methods to be used.

Will be using a local pest control company. Such as Orkin Pest Management or Patriot Pest Management on monthly scheduled visit. Spraying of eco friendly insecticide and bait stations

EHD 40-05 CONFINED ANIMAL FACILITY MANURE SOLID WASTE MGMT

**APPENDIX B**

**EHD CLARIFICATION LETTER**

*Chesney Consulting*



**Environmental Health Department**

**Linda Turkatte, REHS, Director**

*Kasey Foley, REHS, Assistant Director*

**PROGRAM COORDINATORS**

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

September 3, 2019

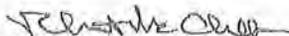
Dylan Wooten  
Schack & Company, Inc.  
1025 Central Avenue  
Tracy, CA 95376

Dear Mr. Wooten:

The San Joaquin County Environmental Health Department has reviewed the Manure Management Plan submitted for the Ahmed Hussein Project and determined that the plan requires clarification in a few areas. Please amend the Manure Management Plan to include the following information:

1. State whether livestock at the facility will be on pasture and/or confined to pens.
2. Estimate how many animals will be on pasture and/or confined into pens. If the facility plans to use both methods of enclosure, provide an estimate of the number of animals for each type of enclosure.
3. Specify how the facility will collect and dispose of manure from the enclosure(s) as the methods used may differ depending on whether the livestock are in pasture or pens.
4. Specify what crops will be fertilized with the manure.
5. There is no mention of weather conditions and how winter weather will affect the operation.
6. The plan mentions types of feed, but there is no mention of how the feed will be handled and stored.

If you have any questions, please contact Natalia Subbotnikova, Lead Sr. REHS at (209) 468-0338.

  
Robert McClellon, Program Coordinator, REHS  
Environmental Health Department

## **APPENDIX C**

### **CHEMICAL ANALYSES OF GOAT MANURE**

*Chesney Consulting*





# A & L WESTERN AGRICULTURAL LABORATORIES

1311 WOODLAND AVE #1 • MODESTO, CALIFORNIA 95351 • (209) 529-4080 • FAX (209) 529-4736

REPORT NUMBER: 19-182-037      CLIENT NO: 2778-D

SEND TO: CHESNEY CONSULTING      SUBMITTED BY: DON CHESNEY  
 P.O. BOX 3794      TURLOCK, CA 95382-      CUSTOMER: NAVU FARMS

## ORGANIC FERTILIZER REPORT

PAGE: 1

LAB NO: 26602      DATE: 07/05/2019

SAMPLE ID	REPORT OF ANALYSIS IN PERCENT						REPORT OF ANALYSIS IN PARTS PER MILLION							
	Nitrogen N	Phosphorus P	Phosphate P <sub>2</sub> O <sub>5</sub>	Potassium K	Potash K <sub>2</sub> O	Sulfur S	Magnesium Mg	Calcium Ca	Sodium Na	Iron Fe	Aluminum Al	Manganese Mn	Copper Cu	Zinc Zn
GOAT														

SAMPLE ID	POUNDS OF NUTRIENTS / TON													
	Nitrogen N	Phosphorus P	Phosphate P <sub>2</sub> O <sub>5</sub>	Potassium K	Potash K <sub>2</sub> O	Sulfur S	Magnesium Mg	Calcium Ca	Sodium Na	Iron Fe	Aluminum Al	Manganese Mn	Copper Cu	Zinc Zn
GOAT														

Reported on an as-received basis      Moisture =      Ammonia Nitrogen = 0.007 %

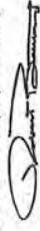
Reported on a dry basis      Moisture = 59.77%      Nitrate Nitrogen = <.003 %

Organic-N = 1.64%

**Remarks:** To convert to pounds of nutrients/ton as received, multiply pounds of nutrients/ton as reported by (100 - moisture %)/100.

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This report applies only to the sample(s) tested. Samples are retained a maximum of thirty days after testing.

  
 Robert Butterfield  
 A & L WESTERN LABORATORIES, INC.

## **APPENDIX D**

### **CHEMICAL ANALYSIS OF CHICKEN MANURE**

*Chesney Consulting*

# A & L WESTERN AGRICULTURAL LABORATORIES

1311 WOODLAND AVE #1 • MODESTO, CALIFORNIA 95351 • (209) 529-4080 • FAX (209) 529-4736



REPORT NUMBER: 19-182-037

CLIENT NO: 2778-D

SEND TO: CHESNEY CONSULTING  
P.O. BOX 3794  
TURLOCK, CA 95382-

SUBMITTED BY: DON CHESNEY

CUSTOMER: NAVJ FARMIS

LAB NO: 26603      DATE: 07/05/2019

## ORGANIC FERTILIZER REPORT

PAGE: 2

SAMPLE ID	REPORT OF ANALYSIS IN PERCENT						REPORT OF ANALYSIS IN PARTS PER MILLION							
	Nitrogen N	Phosphorus P	Phosphate P <sub>2</sub> O <sub>5</sub>	Potassium K	Potash K <sub>2</sub> O	Sulfur S	Magnesium Mg	Calcium Ca	Sodium Na	Iron Fe	Aluminum Al	Manganese Mn	Copper Cu	Zinc Zn
CHKN														

SAMPLE ID	POUNDS OF NUTRIENTS / TON													
	Nitrogen N	Phosphorus P	Phosphate P <sub>2</sub> O <sub>5</sub>	Potassium K	Potash K <sub>2</sub> O	Sulfur S	Magnesium Mg	Calcium Ca	Sodium Na	Iron Fe	Aluminum Al	Manganese Mn	Copper Cu	Zinc Zn
CHKN														

Reported on an as-received basis      Moisture =

Ammonia Nitrogen = 0.087 %  
Nitrate Nitrogen = <.003 %  
Organic-N = 4.34%

Reported on a dry basis      Moisture = 65.93%

Remarks: To convert to pounds of nutrients/ton as received, multiply pounds of nutrients/ton as reported by (100 - moisture %)/100.

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This report applies only to the sample(s) tested. Samples are retained a maximum of thirty days after testing.

  
 Robert Butterfield  
 A & L WESTERN LABORATORIES, INC.

From: "Subbotnikova, Natalia" <nsubbotnikova@sjgov.org>  
To: "ddchesney@charter.net" <ddchesney@charter.net>  
Cc: "McClellon, Robert" <RMcClellon@sjgov.org>  
Date: Monday September 16 2019 10:24:22AM

## Manure Management Plan, 7300 W. Delta Ave., Tr

---

Good morning Mr. Chesney,

The EHD received the Manure Management Plan with an additional information requested in our clarification letter. The answer #3 states that " Manure from all animal types will be raked up from the pens and stored in holding bins". Please provide more detailed information on how the bins will be covered.

Thank you,

Natalia Subbotnikova, Lead Sr. REHS  
San Joaquin County Environmental Health Department  
1868 E. Hazelton Ave  
Stockton, CA 95205  
(209) 468-0338  
[nsubbotnikova@sjgov.org](mailto:nsubbotnikova@sjgov.org)



*Chesney Consulting*

September 20, 2019

**FOR:** San Joaquin County Environmental Health Department (EHD)  
1868 Hazelton Ave.  
Stockton, CA 95205

**PROJECT:** Navu Farms, Inc.  
7300 West Delta Avenue  
Tracy, California 95304  
Assessor's Parcel Number: 213-020-38 and 213-020-41  
Permit Application Number: PA-1800316, SR0081146

**SUBJECT:** Manure Management Plan Additional Information

Reference is made to the Project listed above. Additional information has been requested by EHD regarding manure storage. The email request is attached to this document.

Further in-depth discussions with Mr. Ahmed Hussein, the Applicant, regarding his proposed manure storage has indicated the following:

At the current chicken population of approximately 25 birds, manure is raked up and placed in plastic barrels, with plastic lids. The lids are not threaded onto the barrel to allow gases to escape, but keeps rainwater out. At the current population, it takes about 30 days to fill a plastic barrel.

As the chicken population increases, the manure will be windrowed and tarps placed over the windrows to keep pests out. Ultimately, if the chicken population reaches the anticipated maximum, manure will be stored in a top and side covered lean-to that allow accessibility with a front-end loader. The top cover will keep rainwater out. Fly pesticides will be used to keep the fly populations under control.

All manure will be spread onto the cropland with a PTO driven manure spreader to equally distribute it under agronomic rates.

Respectfully submitted,  
CHESNEY CONSULTING

Don Chesney, PE  
Registered Civil Engineer #C75479  
CA Certified Crop Advisor and Registered Nitrogen Management Specialist #341829  
CA Agricultural Pest Control Advisor #74363



*P.O. Box 3794 ♦ Turlock, CA 95381 ♦ (209) 402-1652 ♦ ddchesney@charter.net*



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— COUNTY —  
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# **Community Development Department**

Planning · Building · Neighborhood Preservation

## **Attachment D** **Findings**

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## FINDINGS FOR USE PERMIT

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1. The proposed use is consistent with the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan and any other applicable plan adopted by the County.
  - **This finding can be made because the Agricultural Processing-Food Manufacturing, and Animal Raising-Small use types are consistent with the 2035 General Plan General Agriculture (A/G) designation and may be conditionally permitted with a Use Permit application in the General Agriculture, 40-acre minimum (AG-40) zone. The proposed project is consistent with the goals, policies, standards, and maps of the General Plan, and there are no Master Plans or Special Purpose Plan applicable to this site.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
  - **This finding can be made because the necessary facilities and improvements are existing or proposed. The soil suitability/nitrate loading study approved by the Environmental Health Department has determined the proposed on-site wastewater treatment system is adequate for the development. The water supply will be provided by an on-site well permitted and regulated by the Environmental Health Department. Also as a Condition of Approval, the Department of Public Works is requiring the developer to provide drainage facilities that meet the requirements of San Joaquin County Development Standards for any additional runoff attributed to this project development.**
3. The site is physically suitable for the type of development and for the intensity of development.
  - **This finding can be made because the 40.39-acre parcel is of adequate size and shape to accommodate the proposed animal processing facility and chicken farm and all necessary improvements. The site plan shows that there is sufficient area for parking and circulation, in compliance with Standards of the Development Title. The access driveway meets the twenty-five (25) foot minimum requirement for two-way access.**
4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare or be injurious to the property or improvements of adjacent properties.
  - **This finding can be made because the Initial Study prepared for the project found no potentially significant environmental impacts that could not be mitigated to a less than significant level.**
5. The use is compatible with adjoining land use.
  - **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. The surrounding parcels are agricultural with scattered residences. The proposed uses may be conditionally permitted in the AG-40 zone with an approved Use Permit application.**

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# **Community Development Department**

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## **Attachment E**

### **Williamson Act Principles of Compatibility**

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## WILLIAMSON ACT PRINCIPLES OF COMPATIBILITY

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The proposed project site is currently under Williamson Act contract No. WA-71-C1-264. The contract restricts development to uses that are compatible with the Williamson Act and Development Title Section 9-1805. "Compatible use" as defined in the Williamson Act includes uses determined by the County to be compatible with the agricultural, recreational, or open-space use of land within the preserve and subject to contract. (Government Code Section 51201[e]) (Development Title Section 9-1810.3[b])

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
  - **This Principle of Compatibility can be made because an agricultural processing facility and chicken farm are agricultural uses that are compatible with the remainder of the parcel, which will remain planted in alfalfa. Because the use of the subject property will remain in agriculture it will not significantly compromise the long term productive capability of the subject contracted parcel or other surrounding contracted lands in agricultural preserves.**
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted land in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands including activities such as harvesting, processing, or shipping.
  - **This Principle of Compatibility can be made because, although the use may displace current agricultural production operations (alfalfa), the proposed agricultural processing facility and chicken farm relate directly to the production of compatible agricultural products, and therefore is a compatible use for a Williamson Act contracted parcel.**
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use. In evaluating compatibility a board or council shall consider the impacts on non-contracted lands in the agricultural preserve or preserves.
  - **This Principle of Compatibility can be made because the proposed uses, an agricultural processing facility and chicken farm, will encourage continued and expanded agricultural uses in the area. The byproduct from the operation, which is manure, will be used to fertilize existing alfalfa crops. The surrounding properties contain agricultural uses and will not be affected by the project. The Agricultural Processing – Food Manufacturing, and Animal Raising-Small Animals use types are considered compatible uses on property under a Williamson Act contract and are consistent with the intended use of the A/G (General Agriculture) General Plan designation.**

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# **Community Development Department**

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## **Attachment F**

### **Conditions of Approval**

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## Conditions of Approval

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Use Permit Application No. PA-1800316 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is 18 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL GRADING PERMIT". The Site Plan required as a part of the grading permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
- b. **APPROVED USE:** This approval is for animal processing and chicken farm for a maximum of 3,000 chickens as shown on the revised site plan dated January 24, 2020. (Agricultural Processing-Food Manufacturing; Animal Raising-Small Animals).

This project includes the construction of the following structures:

- 4,000 square foot agricultural building, 1,600 square feet to be used for animal processing.
  - Two (2) 800 square foot metal barns.
- c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits.
  - d. **PARKING:** Off-street parking shall be provided and comply with the following:
    1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with a minimum four (4) inch thick asphalt grinding surfacing to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.9)
    2. A minimum of five (5) parking spaces shall be provided.
    3. Parking spaces for persons with disability shall be provided as required by Chapters 11A and 11B of the California Building Code.

4. Each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (20) feet long. (Development Title Section 9-1015.5[b])
- e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
1. Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-1015.5[h][1])
- f. **SIGNS:** Signs shall be provided and comply with the following:
1. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of five (5) feet from any future right-of-way line, including any corner cut off (snipe). (Development Title Section 9-1710.2[g])
- g. **ANIMAL REGULATIONS:** The following animal regulations apply and shall be provided:
1. All animal enclosures, including but not limited to pens, cages, and feed areas, shall be maintained free from litter, garbage, and excessive accumulation of manure, so as to discourage the proliferation of flies, other disease vectors, and offensive odors. Premises shall be maintained in a neat and sanitary manner. (Development Title Section 9-1045.4[b])
  2. Poultry shall be kept or maintained a minimum distance of 100 feet from the nearest property line. (Development Title Section 9-1045.3)
- g. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
1. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
  2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
  3. The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements,

- accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
4. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
  5. For each proposed new building, provide the following information on the plans:
    - A. Description of proposed use
    - B. Existing and proposed occupancy Groups
    - C. Type of construction
    - D. Sprinklers (Yes or No)
    - E. Number of stories
    - F. Building height
    - G. Allowable floor area
    - H. Proposed floor area
    - I. Occupant load based on the CBC
    - J. Occupant load based on the CPC
  6. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes
  7. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
  8. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. §11B-206.2.4
  9. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
  10. Adequate accessible sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code and Chapter 11B of the California Building Code.
  11. Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
  12. This project will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7

2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

- a. The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- b. The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- c. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)
- d. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- e. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
- f. Prior to issuance of the occupancy permit, the approach for the private drive shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17. (Development Title Section 9-1145.5)
- g. Permit Registration Documents (PRDs) shall be filed with the State Water Resources Control Board (SWRCB) to comply with the State “General Permit for Storm Water Discharges Associated with Construction Activity”. The Waste Discharge Identification Number (WDID) issued by SWRCB, shall be submitted to Public Works for file. Contact SWRCB at (916) 341-5537 for further information. Coverage under the SWRCB General Construction Permit Order 2009-0009-DWQ shall be maintained throughout the duration of all phases of the project.
- h. Owner shall check with the State Water Resource Control Board (SWRCB) to determine if an Industrial Storm Water Permit will be required.
- i. All new construction and the substantial improvements of any structures, including conversion of existing structures, shall be elevated or floodproofed in accordance to San Joaquin County ordinance Code Section 9-1605.12 (a) (b) (c) and (d).

Informational Notes:

1. A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
2. This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the

prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

3. All future building permits for projects located within a Special Flood Hazard Area at the time of permit issuance shall meet the San Joaquin County flood hazard reduction requirements (Title 9, Chapter 9-1605) and all requirements of the State of California (CCR Title 23) that are in force at the time of permit issuance. As an example, these requirements may include raising the finish floor elevation one foot above the expected flood level and/or using flood resistant materials.

3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. Submit a soil suitability/nitrate study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test that meets absorption rates of the manual of septic tank practice or E.P.A. Design Manual for onsite wastewater treatment and disposal system is required for each parcel. The fee will be based on the current schedule at the time of payment.

- b. Submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).
- c. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
- d. Construction of an individual domestic well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-1115.3).
- e. The existing private water well shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory. (San Joaquin County Development Title, Section 9-1115.7).
- f. The existing well must be repaired under permit and inspection by the Environmental Health Department is required at the time of development. (San Joaquin County Development Title, Section 9-1115.4(e)) as follows:

1. Install a sanitary surface seal around well casing.
- g. Applicant will need to get written approval from a rendering plant for the disposal of animal waste due to animal slaughter activities or from the Central Valley Regional Water Quality Control Board for discharge to land. That written approval shall be presented to the Environmental Health Department prior to issuance of building permit and/or final occupancy approval (San Joaquin County Development Title, Section 9-1125.5).
- h. Applicant is to prepare manure management plan outlining the handling of all bird(s) wastes and incorporating vector control measures. (Porter-Colonge Water Quality Act, Chapter 4, Section 13260-132263). The fee will be based on the current schedule at the time of payment.
- i. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at [cers.calepa.ca.gov/](http://cers.calepa.ca.gov/) and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases).
  1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
  2. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
  3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
  4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
    - If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
    - Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
  5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
    - Spill Prevention, Countermeasures and Control (SPCC) Plan requirement.
  6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section

25531 et sec.)

- Risk Management Plan requirement for covered processes.

4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600).

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. Confirmation of participation in the SJMSCP is required prior to issuance of building permit.

5. SOUTH SAN JOAQUIN COUNTY FIRE AUTHORITY (Contact: [209] 831-6700)

- a. Prior to approval of building construction permit, applicant shall incorporate the following into construction documents:
  1. Specify Occupancy.
  2. Fire protection systems are dependent on occupancy and shall be installed in accordance with 2016 CFC.
  3. Provide access to each structure with access in accordance with 2016 CFC Section 503 and San Joaquin County's Fire Apparatus Access Road Standards.
  4. Specify water source for fire suppression. If water tanks are proposed, they must conform to California Fire Code and NFPA 1142 standards.
- b. Prior to approval of building construction permit, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval. Electronic submittal is encouraged, but not mandatory.
- c. At time of application to South San Joaquin County Fire Authority, additional requirements may be required, based on submittal and review.
- d. Prior to final inspection, emergency radio responder coverage shall be tested for each building in accordance with 2016 CFC Section 510. If adequate coverage is not available, applicant shall apply for a construction permit for installation.

6. SAN JOAQUIN COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT (Contact: [209] 982-4675)

- a. Applicant must incorporate mosquito prevention best management practices for the design, construction, operations and maintenance of the proposed stormwater infrastructure.