

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 (Amended)

PROJECT DESCRIPTION: This project is a Use Permit application for two separate uses. The first use is an animal processing facility that will be conducted within a new 4,000 square foot agricultural building (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 1,000 chickens. The chickens will be kept in a fenced enclosure with an area of approximately 19,000 square feet. Within this enclosure there will be two (2) 800 square foot metal agricultural barns for the shelter of chickens and a 100 square foot barn for the storage of manure. Manure will be hauled off-site to an approved manure facility a minimum of once per week. The project proposes two (2) part time employees and three (3) full time employees. Operations are planned for seven (7) days a week, and are expected to generate an average of ten (10) vehicle trips per day. The site will utilize a private well for water and septic system for sewage disposal. The majority of the remainder of the property will continue to be planted with varying crops. 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-Small)

The project previously proposed a chicken farm for a maximum of 1,500 chickens, kept within a 6,000 square foot fenced enclosure. The project previously proposed the collected manure be kept in a portion of a three (3) sided barn, and hauled off-site to an approved manure facility a minimum of once per month. Additionally, the project previously proposed one (1) full-time employee.

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 an animal processing building, two (2) 800 square foot pole barns, one (1) 100 square foot manure storage building, and a 19,000 square foot chicken enclosure for a maximum of 1,000 chickens

SURROUNDING LAND USES:

NORTH: Agricultural with scattered residences on agricultural properties/City of Lathrop (0.3 miles north of the project site)

SOUTH: Agricultural with scattered residences on agricultural properties/City of Tracy (1.7 miles south of the project site)

EAST: Agricultural with scattered residences on agricultural properties

WEST: Agricultural with scattered residences on agricultural properties

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 (Site Visit, January 23, 2020; Sisk Recycling letter dated June 5, 2019; revised Manure Management Plan dated September 10, 2020, Soil Suitability and Nitrate Loading Study Environmental Health Department response dated November 25, 2020, San Joaquin Valley Air Pollution Control District letter dated February 6, 2020) . 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 California Department of Food and Agriculture, and Central Regional Water Quality Control Board

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

10/5/20

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

Impact Discussion:

a-d) The 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure. 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. Because the property is in the Flood Zone Designation AE, Code requirements mandate that any new construction be elevated a minimum of (22) above grade. All development is located approximately 900 feet from any public road (West Delta Avenue) and over 835 feet from the nearest residence. Because of the large distance between the proposed development and any roadways and/or residences, the proposed project is not anticipated to result in any aesthetic impacts.

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 an animal processing facility 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])

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 an agricultural use and that the remainder of the parcel will remain planted in varying crops. 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, and is compatible with 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 the proposed agricultural processing facility and chicken farm is a bona fide agricultural operation directly related to the production of agricultural product (animals). An “agricultural operation” means any land-related activity on agriculturally zoned lands whose purpose is cultivating or raising plants or animals, or conserving or protecting lands for such purposes, and is not a surface mining or burrow pit operation (Development Title Section 9-110.4). As a result, the uses proposed are considered compatible uses 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 uses on property under contract and are 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 properties under Williamson Act contracts to the south and west (parcels are not under contract to the north and east). Therefore, the proposed application will have a less than significant impact on agriculture. 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 and no comments were received.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure. The Manure Management Plan (MMP) submitted to the Environmental Health Department dated September 10, 2020 also took into consideration that approximately 5 cows and 50 goats and sheep will be on site in addition to the 1,000 chickens. Pursuant to Development Title Table 9-1045.3 (Animal Standards), there is no limit on the amount of cows, goats and/or sheep permitted on a parcel over 40 acres in size, and no land use permit is required for the number of cows, goats, and/or sheep proposed.

The applicant states that he will scrape animal enclosures twice a week, and store the manure in a 100 square foot enclosed building to reduce odor impacts. The manure containment building will open on the east facing side of the building, which is opposite the predominant wind direction. The applicant states he will haul the manure off site once a week to one of two approved location; Kiefer Landfill in Sacramento, California or Ralph Hayes and Sons, Incorporated in Tracy, California. This will be a requirement incorporated into the final Conditions of Approval.

Additionally, animals harvested as a part of the animal processing operation will have their renderings placed in a sealed container, and the container will be delivered directly to Sisk Recycling for rendering disposal (see letter dated June 5, 2019).

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. In a response letter dated February 6, 2020, the SJVAPCD stated that project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (Sox), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). As a result, the district determined the project would have a less than significant impact on air quality. 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.

Processing of animals and raising chickens are considered an agricultural farming operation. All properties within any zone in San Joaquin County are subject to the San Joaquin County Right-to-Farm Ordinance (Ordinance Code of San Joaquin County Section 6-9004[C]), which states that San Joaquin County recognizes and supports the right to farm agricultural lands in a manner consistent with accepted customs, practices, and standards. The Right-to-Farm Ordinance states, "Residents of property on or near agricultural land should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities. Such inconveniences or discomforts shall not be considered to be a nuisance". Therefore, any incidental odors related to any agricultural farming activity are not to be considered a nuisance.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	Analized No In The Impact Prior EIR
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IV. BIOLOGICAL RESOURCES:

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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-f) 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. The applicant has confirmed he will participate in the SJMSCP. Proof of participation will be required prior to issuance of any building or grading permits.

There are is no riparian habitat within the project area and no fish will be impacted by this project. Additionally, there are no trees subject to a preservation policy on the project site.

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

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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) Although not anticipated, 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 contain 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
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VI. ENERGY.

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
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VII. GEOLOGY AND SOILS.

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	Analyzed No Impact	In The Prior EIR
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VIII. GREENHOUSE GAS EMISSIONS.

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"/>
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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"/>
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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 (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) 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 CO₂ equivalents (MTCO₂e/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*.¹ 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.

¹ 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	Analized No In The Impact Prior EIR
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IX. HAZARDS AND HAZARDOUS MATERIALS.

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 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure.

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 process an average of one (1) animal per day. The renderings from the processing will be collected, and taken to Sisk Recycling in Company Turlock, California. A letter confirming collection of renderings is attached. 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	Analized No Impact Prior EIR
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X. HYDROLOGY AND WATER QUALITY.

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 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure. The applicant submitted a MMP dated September 10, 2020 to the Environmental Health Department for review. This MMP, which has been updated multiple times, states that approximately 5 cows and 50 sheep will be on site in addition to the 1,000 chickens. Pursuant to Development Title Table 9-1045.3 (Animal Standards), there is no limit on the amount of cows, goats and/or sheep permitted on a parcel over 40 acres in size.

Included with typical operation, manure from animals will be disposed of as follows:

- o Manure will be raked up from pens twice a week and stored in an enclosed 100 square foot building. The building doors will open on the east side, which is opposite the predominate wind direction. The building will open wide enough to allow accessibility with a front-end loader. Proper pest control will be implemented as necessary. Fly pesticides will be used to keep the fly population under control. The manure will be

hauled off-site to an approved manure facility a minimum of once per week, and not utilized for crop production on the property. The applicant states they will utilize the services of either Kiefer Landfill in Sacramento, California or Ralph Hayes and Sons, Incorporated in Tracy, California. The removal of manure once a week will be required as a condition of approval for this project if approved.

- Goat and sheep populations on-site are proposed to be kept in pens. The manure will need to be raked up from the pens and stored in an enclosed manure storage building to be hauled off-site to an approved facility a minimum of once per week.

To ensure compliance with the project as proposed, and as reviewed, the following Conditions of Approval will be included in the project approval:

- Manure shall be stored in an enclosed building so that manure is adequately contained.
- Manure shall be raked/scraped twice a week, and hauled off site to an approved facility a minimum of one (1) time per week.

The project area is located approximately 610 feet south of the Paradise Cut. The project site also falls within the boundaries of Reclamation District 2058. The project is designed so that all water will remain onsite. Because manure will be stored in a fully enclosed 100 square foot manure storage building that opens to allow accessibility with a front-end loader, a less than significant impact related to water contamination from manure is anticipated.

The project will operate in compliance with the MMP discussed above and, as a result, the potential impacts to groundwater quality are less than significant. In addition, all of the manure collected and stored on the project site will be located on an elevated pad above the flood zone and will be stored in a covered building in a manner that will prevent storm water run-off from moving the manure off of the pad and into the flat areas and/or into areas such as drainage ditches near West Delta Ave. In addition, the project has been conditioned so that all storm water is required to remain on site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XI. LAND USE AND PLANNING.

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 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure. Manure will be hauled off-site to an approved manure facility, and not utilized for crop production on the property. 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
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XII. MINERAL RESOURCES.

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
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XIII. NOISE.

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 an animal processing facility 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 processing of animals will be conducted entirely within the slaughterhouse/ agricultural 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 835 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
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XIV. POPULATION AND HOUSING.

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 an animal processing facility 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
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XV. PUBLIC SERVICES.

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:

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 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure. Manure will be hauled off-site to an approved manure facility, and not utilized for crop production on the property. 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
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XVI. RECREATION.

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"/>
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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"/>
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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
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XVII. TRANSPORTATION.

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 an animal processing facility 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 with three (3) full-time employees and two (2) part-time employees, and are expected to generate an average of ten (10) vehicle trips per day. The project was screened out from completing a Vehicle Miles Traveled (VMT) analysis based on the square footage of buildings proposed for this project. Therefore, this project is anticipated to have a less than significant impact on traffic.

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"/>
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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"/>
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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
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XIX. UTILITIES AND SERVICE SYSTEMS.

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 specifications of the stormwater drainage system prior to issuance of a building permit.

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
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XX. WILDFIRE.

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 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 (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 1,000 chickens within a 19,000 square foot enclosure with two (2) 800 square foot metal agricultural barns for the shelter of chickens, and a 100 square foot building for the storage of manure. Manure will be haul off-site to an approved facility a minimum of once per week, and not utilized for crop production on the property. 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
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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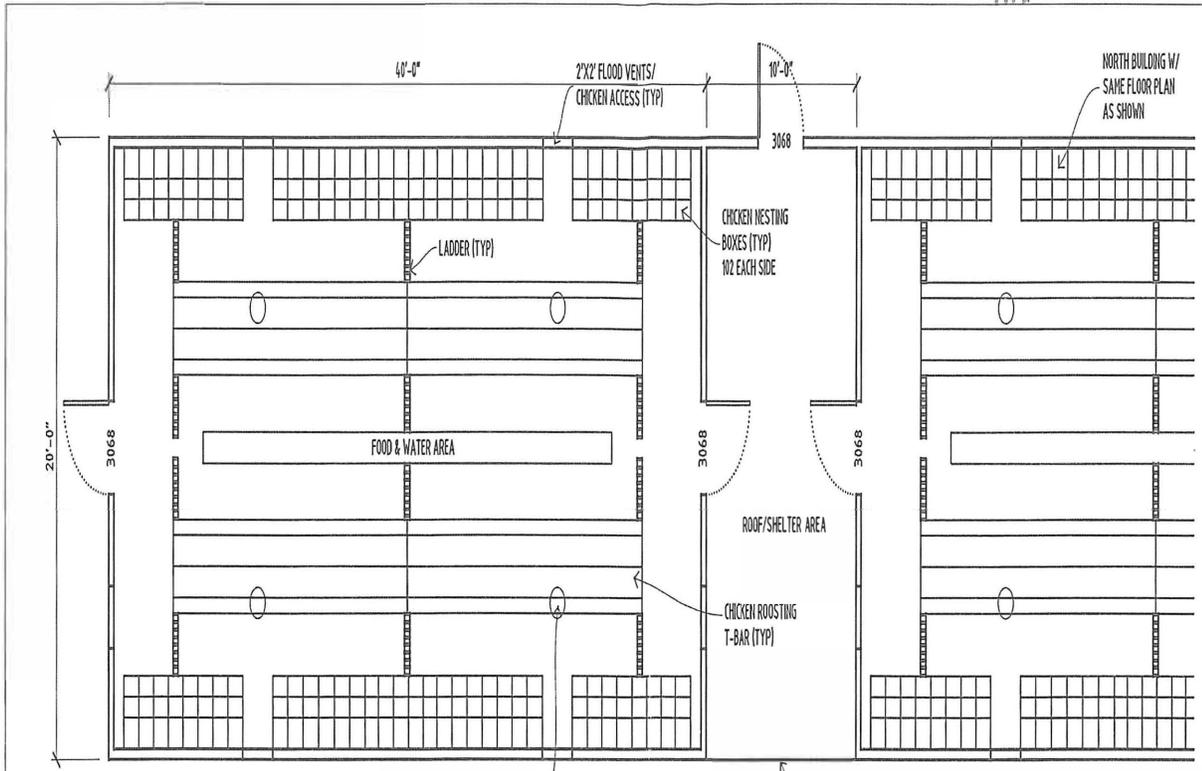
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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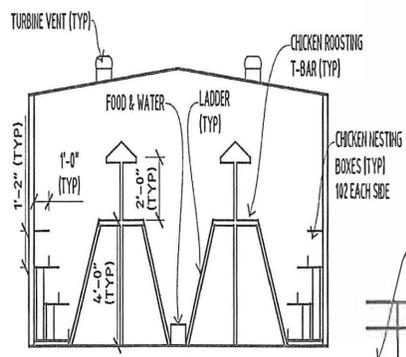
Impact Discussion:

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.

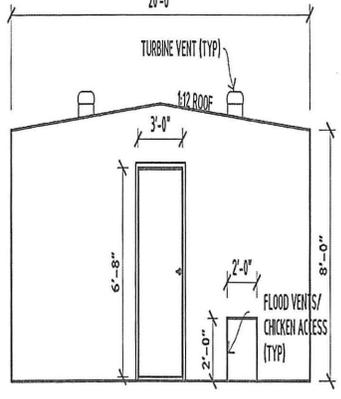
PA 1800316



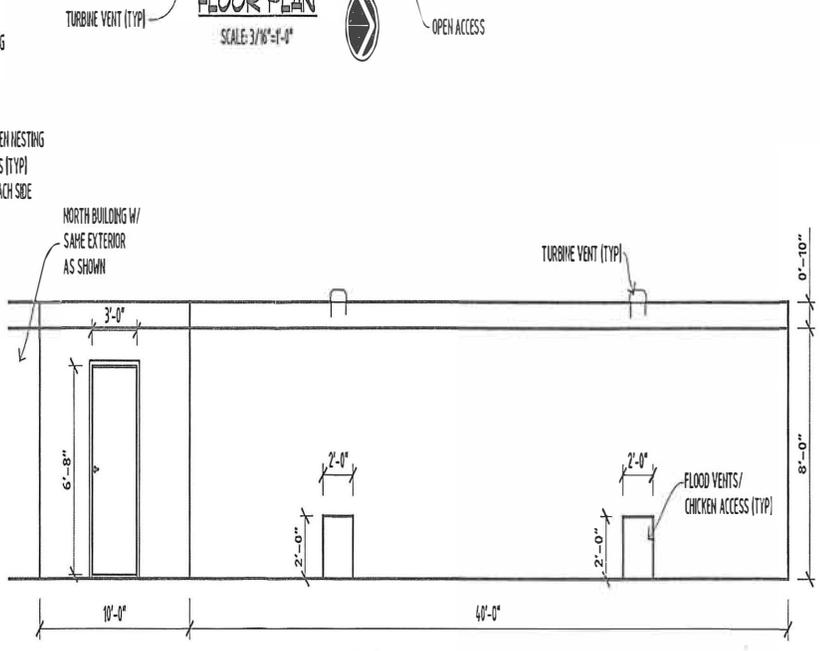
FLOOR PLAN
SCALE: 3/16"=1'-0"



SOUTH INTERIOR EL.
SCALE: 3/16"=1'-0"



SOUTH EXTERIOR EL.
SCALE: 3/16"=1'-0"



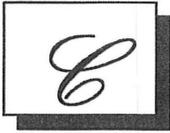
WEST ELEVATION
SCALE: 3/16"=1'-0"

20' X 40' STEEL AG BARN

CONCEPTUAL FLOOR PLAN
AHMED HUSSEIN
PROPERTY

Schack & Company, Inc.
 Civil Engineering • Building Design • Surveying
 (609) 882-2178 • P.O. Box 319 • Treary, California 95276 • FAX (609) 882-1440

Date: 09/04/20
 Job: 19.014
 By: DW
 Sheet
 1
 of 1



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 10, 2020

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

and

The San Joaquin County Environmental Health Department

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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.

Due to a variety of complaints lodged from neighbors against Mr. Hussein's proposed project, he has subsequently decided to reduce his originally anticipated animal population by one-half and transport all generated manure off-site under manifest.

This revised Version of Mr. Hussein's Manure Management Plan specifies the proposed management of the manure generated and also calculates the anticipated nitrogen output to be transported off-site.

The following are informational items:

1. The livestock will be mostly confined to pens. Animals may be grazed in fenced-in pasture land on Parcel 213-020-38, which is 36.46 acres.
2. Pasture grazing may be conducted by the following animals: cows, goats, and sheep/lambs.
3. Chicken population is proposed to be approximately 1,000. The chickens will be housed in what is referred to as environmental houses, whereby manure drops to the ground from cages and is then raked up and transported to the manure holding pens, referenced below.
4. Manure from all animal types will be raked up from the pens and stored in a 10 ft x10 ft four-sided, roofed structure. The east-facing side of this structure, opposite the predominate wind direction, opens to allow easy access for manure storage and retrieval. Manure will be transported off-site on a weekly basis in Mr. Hussein's seven-yard dump trailer. The trailer is equipped with hooks so that the load can be covered.
5. Manure will be taken to the Kiefer Landfill (KLF) in Sacramento. Mr. Ken Pereira, Supervising Waste Management Specialist I, County of Sacramento - Department of Waste Management & Recycling has conveyed to Mr. Hussein that KLF will accept animal manure waste. The manure can also be transported to Ralph Hayes and Son, Inc., which is located approximately two miles from the subject property for delivery to their customers.
6. Proper pest control will be implemented if needed, particularly during the warmer times of any given year.
7. Animal 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 generation that any receiving cropland can assimilate, *actual* 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 below. 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
Goat/Sheep	6 lbs/day 50 goats/sheep = 300 lbs/day x 365 d/y = 109,500 lbs/y = 54.8 tons/y	0.003% = 0.06 lbs/ton = 0.02 lbs/ton (as rcv'd.)	1.64% = 32.8 lbs/ton = 13.2 lbs/ton (as rcv'd.)	0.007% = 0.14 lbs/ton = 0.056 lbs/ton (as rcv'd.)	1.65% = 33 lbs/ton = 13.3 lbs/ton (as rcv'd.) = 54.8 tons /yr x 13.3 lbs N/ton = 729 lbs N/yr
Chicken	0.33 lbs/day 1,000 chickens = 330 lbs/day x 365 d/y = 120,450 lbs/y = 60.3 tons/y	0.003% = 0.06 lbs/ton = 0.02 lbs/ton (as rcv'd.)	4.34% = 87 lbs/ton = 29.6 lbs/ton (as rcv'd.)	0.087% = 1.7 lbs/ton = 0.58 lbs/ton (as rcv'd.)	4.65% = 93 lbs/ton = 31.6 lbs/ton (as rcv'd.) = 60.3 tons /yr x 31.6 lbs N/ton = 1,903 lbs N/yr
Beef Cattle (Book Values)	7 lbs/day 5 steers = 35 lbs/day x 365 d/y = 12,775 lbs/y = 6.4 tons/y				6.4 tons/yr x 12 lbs N/ton = 77 lbs N/yr
TOTALS	122 tons manure/yr <u>Transported</u> <u>Off-Site</u>				2,709 lbs N/yr <u>Transported</u> <u>Off-Site</u>

CONCLUSIONS

The calculations above quantify the animal manure production in tons per year correlated with the amount of nitrogen exported off-site, in pounds per year. These nitrogen production calculations from manure are based upon the maximum number of animals, year-round. Animal populations will not be at the stated maximum all year, thus incorporating a significant safety factor.

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

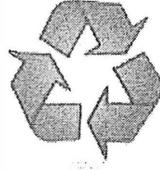
Respectfully submitted,
CHESNEY CONSULTING



Don Chesney, PE
Registered Civil Engineer #C75479

Certified Crop Advisor, Manure Management and Registered Nitrogen Management Plan Specialist #341829
Licensed Agricultural Pest Control Advisor #74363





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



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Kasey Foley, REHS, Interim Director

PROGRAM COORDINATORS

Robert McClellon, REHS
Jeff Carruesco, REHS, RDI
Willy Ng, REHS
Muniappa Naidu, REHS
Michael Kith, REHS
Melissa Nissim, REHS

November 25, 2019

Ahmed Hussein
Navu Farms, Inc.
232 San Marco Ave
San Bruno, Ca 94066

RE: Soil Suitability/Nitrate Loading Study
7300 West Delta Avenue, Tracy
APN 213-020-38 and 213-020-41, PA-180G316, SR0081147

Questa Engineering Corp reviewed the Soil Suitability/Nitrate Loading (SSNL) Study and the engineered OWTS design, dated September 6, 2019, and the response, dated November 20, 2019, for the Environmental Health Department (EHD).

The SSNL Study was prepared to determine the suitability of the above noted parcel for onsite wastewater treatment system (OWTS) usage and the potential impact of nitrate to groundwater for a development project at above noted location. The development project includes a 4,000 square foot agricultural building and slaughterhouse, a 6,000 square foot chicken enclosure, 3 employees and 2 customers operating 2 days per week plus holidays for the above noted location.

Based on the information provided, the EHD can make the following findings:

1. The SSNL Study supports the suitability for the OWTS usage with the following conditions:
 - a. The engineered system, dated September 6, 2019, has been reviewed and accepted.
 - b. Annual permit is required. Fee for annual operating permit is due at time of OWTS permit application.
 - c. To monitor the effectiveness of the engineered system, which is designed to mitigate the requirement for minimum soil depth from the bottom of the dispersal system to the groundwater, quarterly sampling of the groundwater for nitrate near dispersal field is required. The first sampling shall be done six (6) months after the OWTS installation. Sampling results shall be submitted to EHD for review. The EHD may reduce the sampling frequency after one year of sampling.
 - d. Sampling port shall be installed under EHD permit and inspection.
 - e. The comments and recommendations resulting from the review are attached for your consideration.
2. According to EHD records, the existing well was constructed in 2012 for agricultural use and is not a suitable source for the potable water supply for the new development. A potable water supply that can provide a consistent source of safe and clean water adequate for human consumption, cooking, and sanitary purposes for the proposed development project needs to be established prior to the issuance of building permits (2016 CA Plumbing Code, Section 601.2).

If you have any questions please contact Michael Kith, REHS, Program Coordinator at mkith@sigov.org or (209) 468-3444.



Michael Kith, REHS
Program Coordinator

Attachment

c: Don Chesney, PE, Chesney Consulting
Giuseppe Sanfilippo, Community Development Department

MEMORANDUM



TO: Kasey Foley, REHS
Interim Director, San Joaquin Environmental Health Department

FROM: Norman Hantzsche, PE, Questa Engineering Corporation 

DATE: November 22, 2019

SUBJECT: Final - OWTS Design Review for Navu Farms, Inc., 7300 West Delta Ave, Tracy

In my design review memorandum of November 13, 2019, I noted that the OWTS design for the subject project proposed a 5-ft groundwater separation below the disposal field rather than 8-ft, as required by San Joaquin County OWTS regulations (Table 1.10.2). The response letter of November 20, 2019 from the designer (Don Chesney), argued against imposing the 8-ft separation standard on the basis that: (a) the clay loam soil conditions provide suitable texture and biological activity for treatment of bacteria and viruses and (b) due to the very small volume of wastewater discharge and oversized leachfield, there will be more than adequate time and space for soil absorption and treatment.

I agree with the above rationale presented by the designer and believe it satisfies the footnote exception to the County percolation-groundwater separation criterion (Table 1.10.2) which allows for an alternative separation distance if "...mitigated by the system design or enhancement".