



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
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(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Project Title: Use Permit Application No. PLN2021-0030 - Silva's Holsteins Dairy
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 6706 Elaine Road and 6612 S Faith Home Road City/Nearest Community: Northwest of the Stanislaus and Merced County Border
Cross Streets: Short Road Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 057-013-019 and 057-022- Total Acres: 124± acres
Assessor's Parcel Number: 012 Section: 12 Twp.: 6 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: Airports: Railways: Schools: Waterways: TID Lower Lat. No. 5 1/2

Local Public Review Period: (to be filled in by lead agency)
Starting Date: July 8, 2021 Ending Date: July 23, 2021

Document Type:
CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
[] Residential Units: Acres: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Confined Animal Facility

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other N/A

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Request to expand the herd of an existing dairy facility located on two parcels across a total of 124± acres, in the A-2-40 (General Agriculture) zoning district. The applicant proposes to expand the herd from 1,076 to 2,200 mature cows, which includes an increase of 1,020 milk and 85 dry cows. Under this request, the applicant also proposes to increase support stock numbers by 1,280 for a total of 1,900 heifers. The increase to support stock will consist of 600 heifers 15-24 months old; 600 heifers 7-14 months; 350 calves 4-6 months old; and 350 calves 0-3 months. Additionally, the applicant proposes to construct two shade barns on APN: 057-013-019 and two free stall barns on APN 057-022-012 totaling 146,650 square-feet of building space within the existing dairy production area boundary. The applicant anticipates an increase of 3,135 cubic feet of additional manure per day generated from the proposed herd expansion, for a total of 5,889 cubic feet of manure per day. Nutrients produced from the herd will be utilized to fertilize irrigated cropland on parcels surrounding the existing dairy operation owned by the property owner as well as two parcels located to the north and east of the dairy that are not owned by the dairy property owner. Hours of operation are 24-hours a day, seven days a week. There are currently four single-family dwellings onsite which are occupied by employees. The proposed request is expected to increase the number of employees by one for a total of six employees on a maximum shift. No additional housing is proposed as part of this request. The applicant does not anticipate any customers onsite. The dairy currently receives three visits for tallow and veterinary services every two weeks, and a combined total of four milk and feed truck trips per day. The proposed request is expected to increase the number of feed truck trips from one to two per day, and milk truck trips from three to six per day for a new combined total of eight feed and milk truck trips per day. The existing facility is currently improved with 306,674± square feet of dairy and residential building space and approximately 26± acres of corrals, storage ponds, and feed storage. Both parcels used for the dairy are served by private wells and septic systems. APN 057-013-019 has access to County-maintained Elaine Road and APN 057-022-012 has access by way of South Faith Home Road, a County-maintained road.

Reviewing Agencies Checklist:

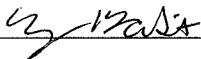
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight, Assistant Planner
Phone: (209) 525-6330

Applicant: Adrian Silva dba Silva's Holsteins Dairy
Address: 6706 Elaine Road
City/State/Zip: Turlock, CA 95380
Contact: Adrian Silva and Manny Sousa
Phone: 209-595-1846 and 209-238-3151

Signature of Lead Agency Representative: 

Date: 7/7/2021