



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # _____

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (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 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: USE PERMIT APPLICATION NO. PLN2021-0056 - N&C SILVEIRA DAIRY - HULTBERG ROAD
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 6025 Hultberg Road City/Nearest Community: Turlock
Cross Streets: Hultberg Road and Ehrlich Road Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 0' ___" N / ___' ___" W Total Acres: 32.57
Assessor's Parcel Number: 057-017-006, 057-017-007 Section: 5 Twp.: 6 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: ___ Waterways: ___
Airports: ___ Railways: ___ Schools: ___

Local Public Review Period: (to be filled in by lead agency)
Starting Date: October 27, 2021 Ending Date: November 12, 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 [X] 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 [X] Other Dairy

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 [X] Other N/A

Present Land Use/Zoning/General Plan Designation:
Dairy/A-2-40/Agriculture

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

Request to expand an existing dairy facility located on two parcels, totaling 32.57± acres, in the General Agriculture (A-2-40) zoning district. The applicant proposes to expand the herd from 897 to 1,500 mature cows, which includes an increase of 600 milk and three dry cows. Additionally, the applicant proposes to increase support stock numbers by 40 for a total of 80 heifers, 15-24 months old. Proposed construction includes one new 32,480 square-foot animal housing structure within the existing dairy production area boundary. The applicant will also install a new mechanical manure separator, developing a concrete manure drying area at the northwest corner of the project site. The applicant anticipates an increase of 1,303 cubic feet of additional manure per day generated from the proposed herd expansion for a total of 3,183 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. Hours of operation are 24-hours a day, seven days a week.

There is currently one single-family dwelling onsite occupied by the property owner. The proposed request is expected to increase the number of employees by one, for a total of nine employees on a maximum shift. No employee housing is proposed as part of this request. The applicant does not anticipate any customers or visitors onsite. The proposed request is expected to increase the number of feed truck trips from eight to 10 per week. The number of trips associated with the moving of heifers is expected to increase from seven to nine per week. The number of milk truck, tallow truck, and veterinary trips are not expected to increase as part of this request. The existing dairy facility is currently improved with 126,047± square feet of building space and approximately 8.5± acres of corrals, storage ponds, and feed storage. The project site is served by private well and septic system and has access to County-maintained Hultberg Road. Confined Animal Facilities (CAF), which include dairies, are considered to be permitted agricultural uses; however, a use permit is required for new or expanding CAFs requiring a new or modified permit waiver, order, or Waste Discharge Requirements (WDRs) from the Regional Water Quality Control Board (RWQCB), where the issuance of such permit, waiver, order, or WDR requires compliance with the California Environmental Quality Act (CEQA) (Section 21.20.030 (F) of the Stanislaus County Zoning Code). The County adopted the use permit requirement in 2003 in order to allow the County to facilitate the environmental review (in accordance with CEQA) required for issuance of any permit, waiver, order, or WDR by the RWQCB.

Reviewing Agencies Checklist:

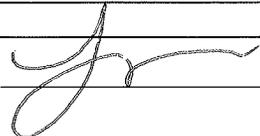
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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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"/> S 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"/> S 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"/> S 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"/> S 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: Teresa McDonald
Phone: (209) 525-6330

Applicant: N&C Silveira Dairy
Address: 6025 Hultberg Road
City/State/Zip: Turlock/ CA/ 95380
Contact: Sousa Engineering
Phone: 209-238-3151

Signature of Lead Agency Representative: 

Date: 10/27/21