



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. PLN2021-0087 – JORDAO DAIRY – CENTRAL AVENUE. Lead Agency: Stanislaus County Planning and Community Contact Person: Avleen K. Aujja, Assistant Planner Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330 City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 6025 S Central Ave. City/Nearest Community: Turlock Cross Streets: Central Ave and Morgan Street. Zip Code: 95380 Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 79.74 acres Assessor's Parcel Number: 057-004-013 Section: 03 Twp.: 6 Range: 9 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: November 10, 2021 Ending Date: November 29, 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 a parcel of 79.74 ± acres, in the General Agriculture (A-2-40) zoning district. The applicant proposes to expand the herd from 1035 to 2300 mature cows, which includes an increase of 1065 milk and 230 dry cows. Additionally, the applicant proposes to increase support stock numbers by 740 for a total of 1690 heifers, 15-24 months old. The project also proposes the construction of three new animal housing structures (roof only) totaling 236,000± square feet in size within the existing dairy production area boundary. The applicant anticipates an increase of 3,385 cubic feet of additional manure per day generated from the proposed herd expansion for a total of 6,094 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 are currently six single-family dwellings onsite occupied by dairy workers. The proposed request is expected to increase the number of employees from eight to twelve and 8 employees will live on site. No new 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 four to six per week and from two milk truck trips to three per day. The number of tallow truck, and veterinary trips are not expected to increase as part of this request. The existing dairy facility is currently improved with 312,285± square feet of building space. The project site is served by private well and septic system and has access to County-maintained Central Avenue. Confined Animal Facilities (CAF), which include dairies, are considered to be permitted agricultural uses in the A-2 zoning district; 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:**

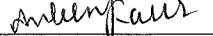
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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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 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Teresa McDonald  
Phone: (209) 525-6330

Applicant: Jordao Dairy  
Address: 6025 Central Ave.  
City/State/Zip: Turlock/ CA/ 95380  
Contact: Sousa Engineering  
Phone: 209-238-3151

Signature of Lead Agency Representative: 

Date: 11-10-2021