



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
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit Application No. PLN2021-0104 - Kooistra Dairy, Hultberg Road
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: 5831 and 5837 Hultberg Road City/Nearest Community: City of Turlock
Cross Streets: Between Ehrlich Road and Bradbury Road Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 124± acres

Assessor's Parcel Number: 057-017-005 Section: 5 Twp.: 6 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: TID Lower Lat. No. 5 1/2
Airports: N/A Railways: N/A Schools: N/A

Local Public Review Period: (to be filled in by lead agency)

Starting Date: December 2, 2021 Ending Date: December 17, 2021

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Supplement/Subsequent EIR [ ] Neg Dec [ ] 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.: 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 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 [x] Other N/A

Present Land Use/Zoning/General Plan Designation:

Confined animal facility, cropland, rural residences (incl. employee housing), and accessory structures / A-2-40 (General Agriculture)

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

Request to expand the herd of an existing dairy facility located on a 19.11± acre parcel in the General Agricultural (A-2-40) zoning district. The applicant proposes to expand the heard from 431 to 1,000 mature cows, which includes an increase of 425 milk and 139 dry cows. No increase in support stock is proposed, no support stock will be onsite under this request. The applicant proposes to construct one new 14,352 square-foot free stall barn for animal housing. The applicant anticipates an increase of 1,156 cubic feet of additional manure per day generated from the proposed herd expansion, for a total of 2,56 cubic feet of manure per day. Nutrients produced from the herd will be used to fertilize irrigated cropland on parcels located in both Stanislaus and Merced Counties to the southeast of the existing dairy operation owned by the property owner as well as one parcel located to the southeast of the dairy that is not owned by the dairy property owner. Hours of operation are 20-24 hours per day, seven days a week. There are currently two single-family dwellings onsite; one of which is used for one employee. There are currently five employees on a maximum shift. The proposed request is expected to decrease the number of employees by one for a total of four employees on a maximum shift. No additional housing is proposed as part of this request; no additional employees are proposed to live onsite. The applicant does not anticipate any customers onsite. The dairy currently receives five truck trips for tallow, feed and veterinary services every two weeks, and a total of two milk truck trips per day. The proposed request is expected to increase the number of feed truck trips from one to three per week, and decrease milk truck trips from two to one per day for a new combined total of nine truck trips for tallow, feed and veterinary services every two weeks, and one milk truck trip per day. The existing facility is currently improved with 85,153 square-feet of dairy and residential building space and approximately 6.49-acres of dry manure storage area, feed storage and storage ponds. The project site is served by private well and septic system, and has access by way of Hultberg Road, a County-maintained road.

**Reviewing Agencies Checklist:**

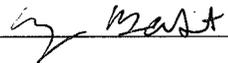
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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

Applicant: Sam and Cynthia Kooistra, Kooistra Dairy  
Address: 5837 Hultberg Road  
City/State/Zip: Turlock, CA 95380  
Contact: Manny Sousa  
Phone: 209-238-3151

Signature of Lead Agency Representative: 

Date: 12/02/2021