

Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2022060387

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. PLN2022-0020 - Halal Butcher Shop
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: 436 Mitchell Rd City/Nearest Community: Modesto
Cross Streets: Mitchell Rd & Hoover Ave Zip Code: 95350
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 1.07
Assessor's Parcel Number: 036-001-083 Section: 35 Twp.: 3 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: 132 Waterways: Tuolumne River
Airports: Modesto City-County Railways: Modesto & Empire Traction Schools:

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

Starting Date: September 14, 2022 Ending Date: October 17, 2022

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [x] 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:
[ ] Office Sq.ft.: Acres: Employees:
[ ] Commercial Sq.ft.: Acres: Employees:
[x] Industrial Sq.ft.: 4,000 Acres: 1.07 Employees: 3
[ ] Educational
[ ] Recreational
[ ] OCS Related
[ ] Water Facilities Type: MGD
[ ] Transportation Type:
[ ] Mining Mineral:
[ ] Power Type: MW
[ ] Waste Facilities Type: MGD
[ ] Hazardous Waste Type:
[ ] Other

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:

Warehouse/ Industrial/ Industrial

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

Request to utilize a 4,000 square-foot suite, within an existing 29,040 square-foot warehouse building, for the slaughter of chickens, lambs, and goats on a 1.07± acre parcel in the Industrial (M) zoning district. The proposed hours of operation are seven days a week from 8:00 a.m. to 5:00 p.m. with three employees on a maximum shift. Outside of normal business hours, up to two employees may be on-site for cleaning. Additionally, the applicant proposes a maximum of one daily truck trip and up to 15 daily customers, with up to three expected on-site at one time. The project site has three dedicated parking spaces outside, and three parking spaces inside the facility for employees and trucks, with one vehicle expected to be parked inside the facility on a daily basis. Live animals will be delivered between 7:00 a.m. and 11:00 a.m., approximately twice a week by truck and be kept within cages inside the building. The trucks will park inside the facility, out of public view, before being unloaded. Up to two goats, two lambs, and 20 live chickens are expected on-site at any one time. An estimated three chickens are expected to be slaughtered per day (excluding Fridays), not exceeding 1,000 per year. Approximately two to three goats and/or lambs may be slaughtered per week, not exceeding 130 per year. The slaughter of the animals will occur as needed depending on customer orders. Animals are anticipated to be on-site for 24 hours prior to slaughter. After the animals are slaughtered, they will be butchered into retail cuts, packaged for sale, then stored in the deli case until they are picked up by the customer. The animal waste (feathers, blood, organs, hides) will be frozen and held in a large chest freezer, and subsequently picked up and used to make bone meal and other related products. Rinse water used during production will be filtered and passed through a grease interceptor before draining into the sewer system. Interior tenant improvements will separate the existing suite into areas for animal holding, slaughter, cleaning and packaging, and sales. Equipment utilized during the slaughtering and packaging process will consist of hand tools, knives, saws, a slicer, defeathering machine, and pressure washer for cleaning and sanitization. Exhaust fans will be utilized to limit odor. Proposed signage will consist of one 24 square-foot sign affixed to the front of the building. The project site is served by the City of Modesto for water and sewer services and has access to County-maintained Mitchell Road via the adjacent parcel to the west.

**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".

Is this document subject to CCR Section 15205 – Review by State Agencies? \*  Yes  No

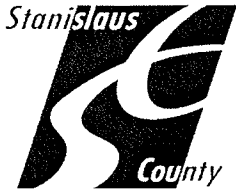
Is this document subject to CCR Section 15206 – Projects of Statewide, Regional, or Areawide Significance? \*  Yes  No

Does not apply (for Local Review Period Only) – By checking this box, your agency is agreeing that this document is not subject to California Code of Regulations (CCR) Sections 15205 and/or 15206.

**Note:**

- Only select "Does not apply" if that answer to both questions above is "No"
- If the answer is "Yes" to one or both questions, this document requires State Agency Review.
- For more information on California Code of Regulations, visit: [Section 15205](#) or [Section 15206](#).

<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 checked="" 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 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	



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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, Associate Planner  
Phone: (209) 525-6330

Applicant: Taha Aezah, Halal Butcher Shop  
Address: 1318 Garden Avenue  
City/State/Zip: Modesto, CA, 95351  
Contact: Ken Kaestner  
Phone: 209-450-0085

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 9/13/22