



Notice of Completion and Environmental Document Transmittal

SCH # 2018072020

California Environmental Quality Act

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. PLN2018-0054 - S & S Dairy, Inc.
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 348 E Monte Vista Avenue City/Nearest Community: Ceres
Cross Streets: East Monte Vista Avenue & Bystrum Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 106.93
Assessor's Parcel Number: 022-026-014 Section: ... Twp.: 9 Range: 5 Base: 9
Within 2 Miles: State Hwy #: ... Waterways: T.I.D. Lateral No. 3
Airports: ... Railways: Union Pacific Schools: Mountain View Middle

Local Public Review Period: (to be filled in by lead agency)
Starting Date: August 9, 2019 Ending Date: September 11, 2019

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

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

Present Land Use/Zoning/General Plan Designation:
PLU: Dairy; Zoning: A-2-40 (General Agriculture); GPD: AG (Agriculture)

A.H.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 8 - 12 - 2019
SCH COMPLIANCE 9 - 10 - 2019

Project Sent to the following State Agencies
[X] Resources
Boating & Waterways
[X] Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
XXX CDFW # 2,3,4
[X] Cal Fire
Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[X] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 55
[X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
[X] Delta Stewardship Council
Energy Commission
[X] NAHC
[X] Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments
SCH#: 2018072020
Please forward late comments directly to the Lead Agency

AQMD/APCD 34
(Resources: 8 / 17)

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

Request to expand an existing dairy facility, operating on a 106± acre parcel in the A-2-40 (General Agriculture) zoning district, by increasing the herd size from 1,380 mature cows to 2,900 mature cows (2,500 milk and 400 dry) and support stock from 1,175 to 1,550 heifers (comprised of 850 heifers between 15 to 24 months, 400 heifers from seven to 14 months, and 300 calves from four to six months), for a total herd increase of 1,895. The project will involve the demolition of three existing structures totaling 19,620 square feet and the construction of five new free-stall barns with flush lanes totaling 175,350 square feet for animal housing. The existing dairy operation includes a hay barn, milking parlor, equipment storage, and commodity barn. All proposed structures will be constructed within the existing dairy production area boundary.

The estimated wastewater storage needs will be accommodated by the existing capacity of the three on-site lagoons. The nutrients produced by the herd will be utilized to fertilize approximately 32 parcels totaling 1,210± farmable acres. A Waste Management Plan and Nutrient Management Plan have been prepared and reviewed by the Regional Water Quality Control Board and are attached. The project site has a private domestic well and two septic-leach systems. A 20-foot PG&E easement runs north-south and adjacent to the project site's eastern property line. A Health Risk Assessment and Ambient Air Quality Analysis have been prepared for the expansion and are attached.

**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".

- |  |  |
|--|--|
| <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           | Other: _____   |
| <input type="checkbox"/> Integrated Waste Management Board         | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission       |  |

**Lead Agency** (Complete if applicable):

Consulting Firm: <u>Stanislaus County Planning Division</u>	Applicant: <u>Darin Bylsma, S &amp; S Dairy, Inc.</u>
Address: <u>1010 10<sup>th</sup> Street</u>	Address: <u>5870 Crows Landing Road</u>
City/State/Zip: <u>Modesto, CA 95354</u>	City/State/Zip: <u>Modesto, CA 95358</u>
Contact: <u>Kristen Anaya, Assistant Planner</u>	Contact: <u>Darin Bylsma</u>
Phone: <u>(209) 525-6330</u>	Phone: <u>(209) 606-4894</u>

Signature of Lead Agency Representative: Kristen Anaya Date: 8/9/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

7301108101