



## Referral Early Consultation

**Date:** November 26, 2014  
**To:** Distribution List (See Attachment A)  
**From:** Javier Camarena, Associate Planner, Planning and Community Development  
**Subject:** USE PERMIT APPLICATION NO. PLN2014-0108 - ISABEL MACHADO DAIRY  
**Respond By:** December 15, 2014

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than **December 15, 2014**.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** Johnny Machado  
**Project Location:** 7413 S. Mitchell Road, on the southwest corner of Hilmar and S. Mitchell Roads, just north of the Stanislaus County line, in the Turlock area.  
**APN:** 057-007-005 & 006 & 057-023-004  
**Williamson Act Contract:** 77-2809  
**General Plan:** Agriculture  
**Current Zoning:** A-2-40 (General Agriculture)

**Project Description:** Request to add 760 milk/dry cows to an existing 650, and move 390 heifers off site, for a total of 1,410 milk/dry cows, no heifers, and 200 calves on an existing 138± acre dairy facility.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>

**USE PERMIT APPLICATION NO. PLN2014-0108 - ISABEL MACHADO DAIRY**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources (cert.)		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DIST:	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES / SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: MERCED	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: MT. VIEW	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: CHATOM	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK	X	US MILITARY (SB 1462) (6 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: USE PERMIT APPLICATION NO. PLN2014-0108 - ISABEL MACHADO DAIRY**

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) - (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

---

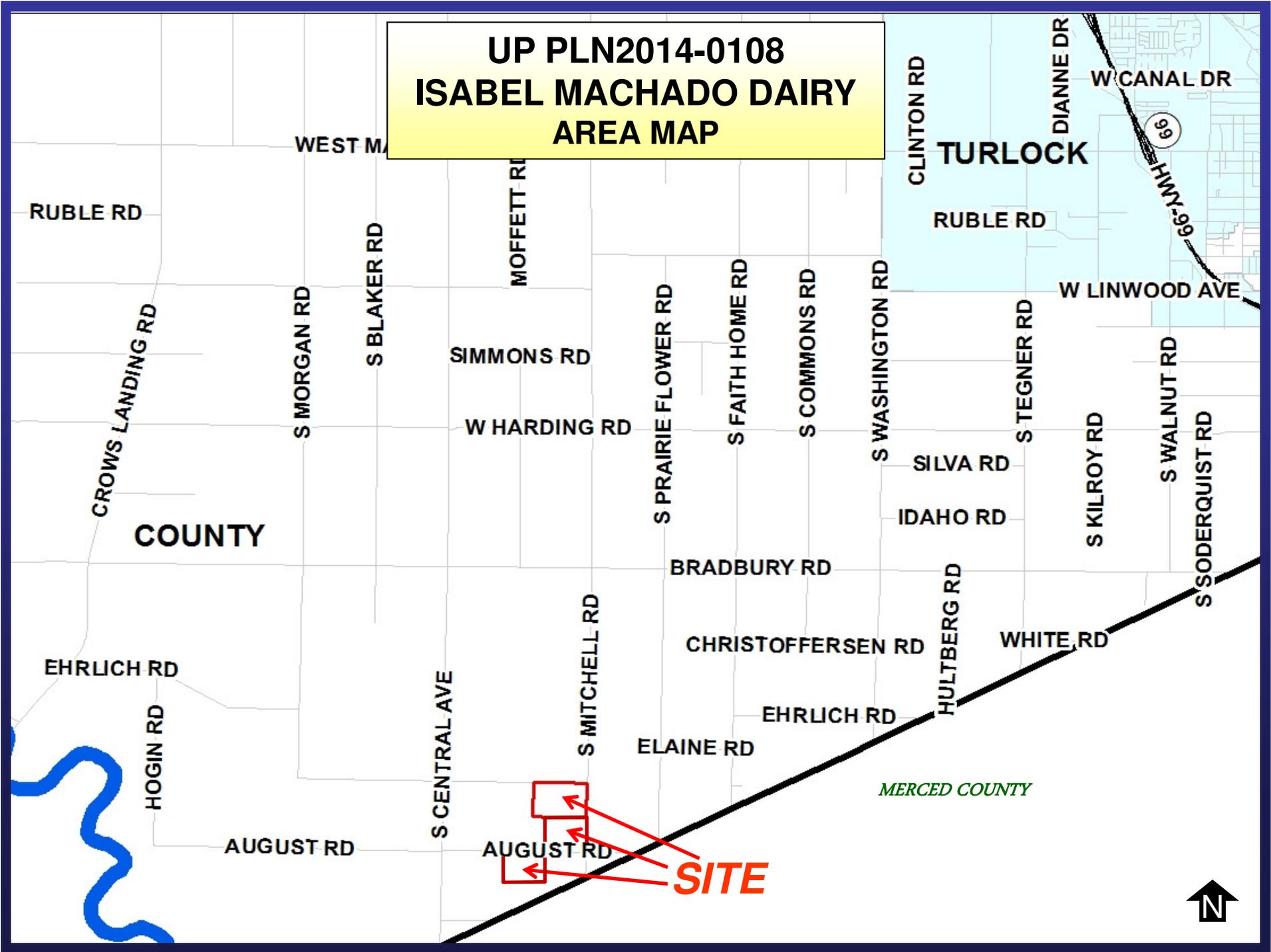
---

Response prepared by:

---

Name	Title	Date
------	-------	------

**UP PLN2014-0108  
ISABEL MACHADO DAIRY  
AREA MAP**



**UP PLN2014-0108  
ISABEL MACHADO DAIRY  
AERIAL 1 - 2013**

HILMAR RD

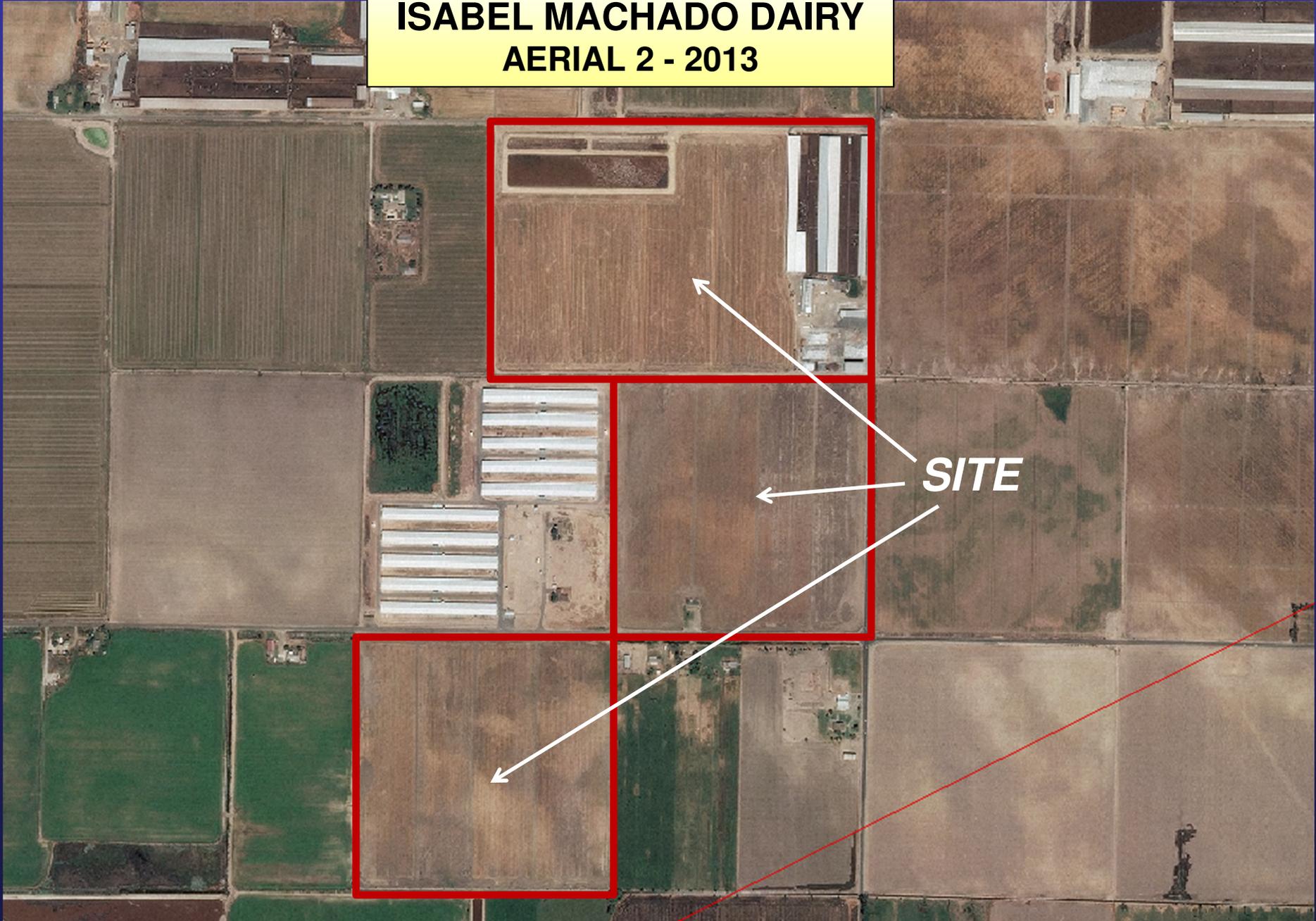
S MITCHELL RD

*SITE*

MERCED COUNTY

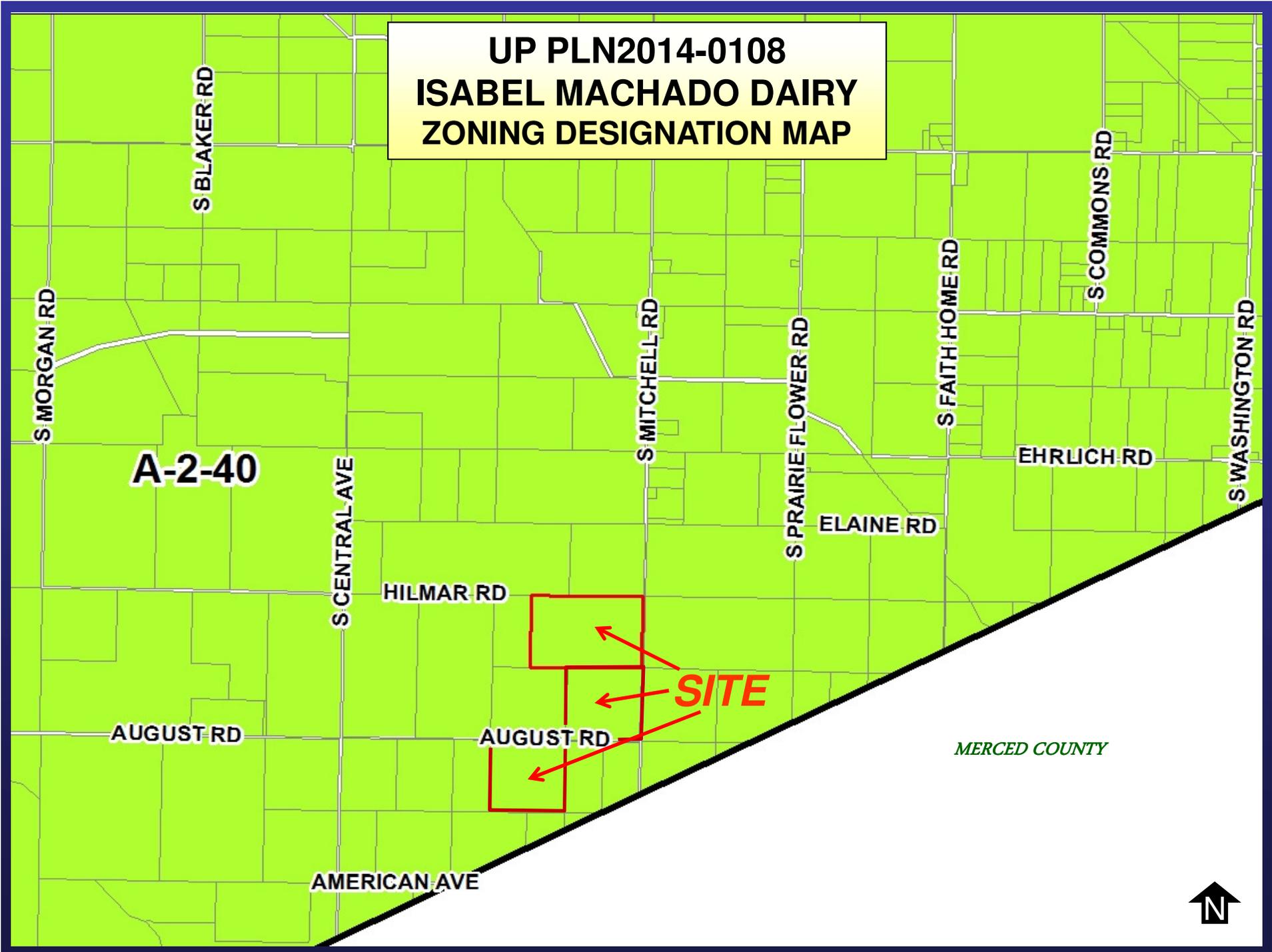


**UP PLN2014-0108  
ISABEL MACHADO DAIRY  
AERIAL 2 - 2013**



**SITE**

**UP PLN2014-0108  
ISABEL MACHADO DAIRY  
ZONING DESIGNATION MAP**



**A-2-40**

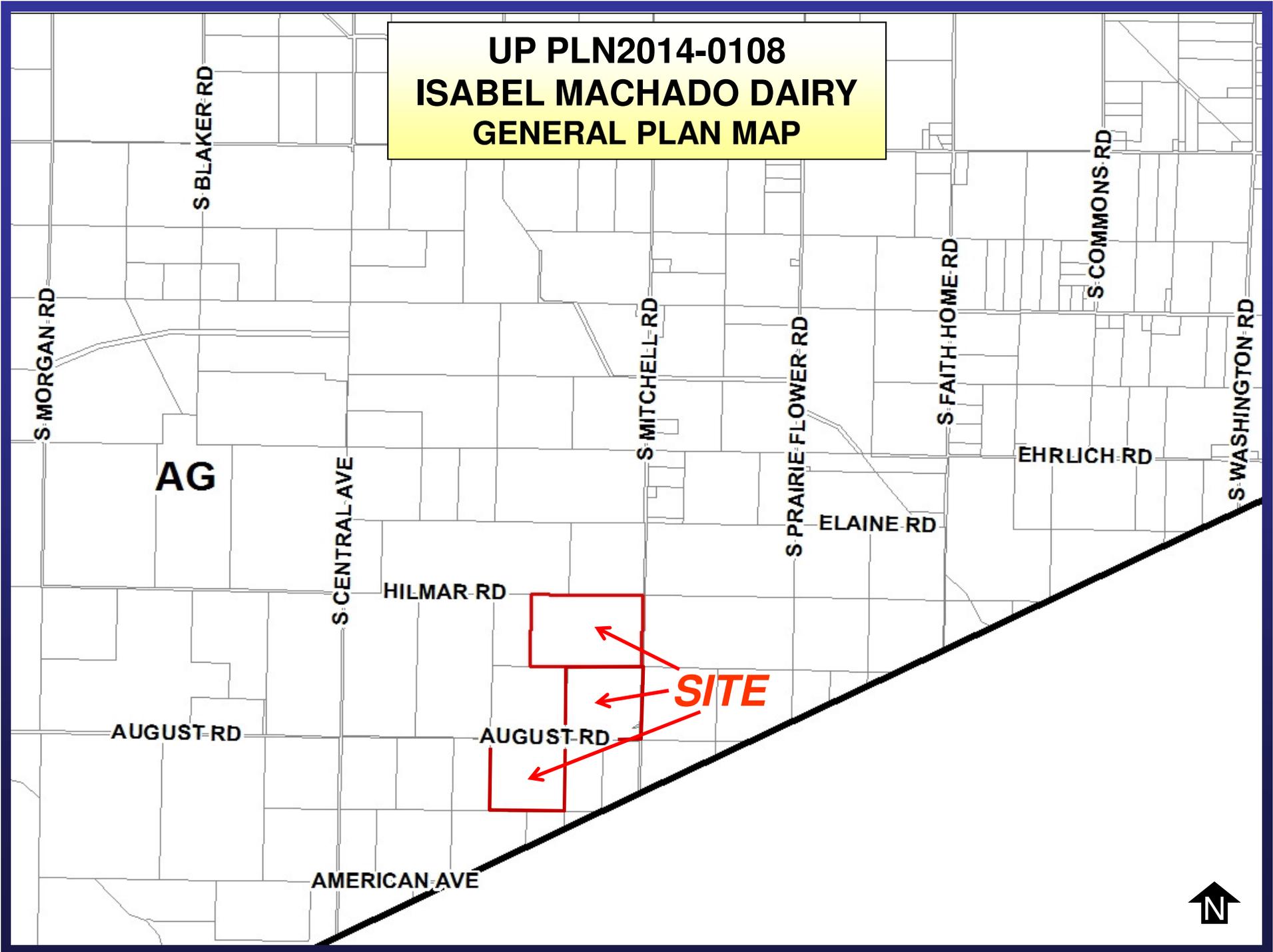
HILMAR RD

**SITE**

MERCED COUNTY



**UP PLN2014-0108  
ISABEL MACHADO DAIRY  
GENERAL PLAN MAP**







# APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

**APPLICATION FOR:**

*Staff is available to assist you with determining which applications are necessary*

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

**PLANNING STAFF USE ONLY:**

Application No(s): PLW2014-0108  
 Date: 10-30-14  
 S 11+14 T 6 R 9  
 GP Designation: Ag  
 Zoning: A-2.40  
 Fee: \$ 3,152  
 Receipt No. 524164  
 Received By: TV  
 Notes: \_\_\_\_\_

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

The facility is an existing and operating dairy facility with all of the necessary housing, milking facilities, waste storage structures, and utilities in place. The existing operation houses 650 milking and dry cows, 390 heifers, and 200 calves. This application is to move the heifers off site and increase the milking and dry cows by 760 cattle for a total of 1410 milking and dry cows, no heifers, and 200 calves. There will be an additional 2 truck trips per day. No increase in employee trips.

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 057 Page 007 Parcel 005

Additional parcel numbers: 057-023-004, 057-007-006

Project Site Address or Physical Location: 7413 S. Mitchell Road, Turlock, CA 95380

Property Area: Acres: 140 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

The current and previous land use is a dairy operation.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Existing General Plan & Zoning: A-2-40

Proposed General Plan & Zoning: \_\_\_\_\_  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Cropland

West: Cropland and rural residence

North: Cropland and live stock operation

South: Cropland, poultry operation, and rural residences

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat

Rolling

Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_  
\_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 160,350 Sq. Ft. Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: same Sq. Ft. Paved Surface Area: 127,560 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

No new buildings are being proposed.

Number of floors for each building: \_\_\_\_\_  
\_\_\_\_\_

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_  
\_\_\_\_\_

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Turlock Irrigation District Sewer\*: Existing private septic system

Telephone: AT&T Gas/Propane: Existing Propane Tank

Water\*\*: Existing on site well Irrigation: Turlock Irrigation District (existing)

**\*Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

There will be approximately 1306 cubic feet per day of additional cattle manure generated on the facility from the proposed change and increase in cattle housed at the dairy.

**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): All buildings are existing and comprise a total area of 160,350 square feet. The buildings are shown on the site plan, no new buildings are proposed.

Type of use(s): All dairy related buildings are agricultural use (2010 CBC category U). The only other building use on the property is residential (2010 CBC category R).

Days and hours of operation: 24 hours per day, 7 days per week

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: All structures are U occupancies - max of 6 people will be in any structure at one time

Number of employees: (Maximum Shift): 6 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 1

Other occupants: None

Estimated number of truck deliveries/loadings per day: 4

Estimated hours of truck deliveries/loadings per day: 2

Estimated percentage of traffic to be generated by trucks: 10

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: \_\_\_\_\_ Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_ Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)  
Mitchell Road and Hilmar Road  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) Drainage basin (storage ponds) and application to cropland

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

No grading proposed.

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

The facility is an existing dairy operation that has all the necessary housing structures, corrals, feed storage, waste containment, and utilities in place. The application is to increase the number of cattle housed by the operation by 760 mature cows while moving heifers off site. There is no proposed physical changes or construction on the facility.

## Machado Dairy – Supplemental Information

The facility is an existing dairy located on the southwest corner of Hilmar and Mitchell Roads at 7413 S. Mitchell Road Turlock, CA. The facility currently houses, feeds, and milks Holstein cattle. The milk produced by the operation is then shipped and sold to a local creamery. The following table shows the cattle currently housed on the operation and the proposed number of cattle to be housed and milked.

Animal Group	Existing # of Cattle	Existing Housing	Proposed # of Cattle	Additional Housing Required	Change in Cattle #'s
Milk Cows	585	Fresstalls	1226	None	641
Dry Cows	65	Freestalls	184	None	119
Bred Heifers	200	Open Lots	0	None	-200
Large Heifers	190	Open Lots	0	None	-190
Small Heifers	130	Open Lots	0	None	-130
Calves	200	N/A	200	None	0
<b>Total</b>	<b>1370</b>		<b>1610</b>		<b>240</b>

All the proposed/additional cattle will be housed, fed, and milked within the existing facility footprint and will not require any additional pens, structures or containment. The additional animals will result in an increase in water use of the operation; even so the existing storage capacity has the capability to contain the water on site prior to field irrigation/application. The following water balance shows the net increase in water anticipated for the operation. Wastewater is not listed in the table because it displaces irrigation water one for one.

Existing Annual Water Use	
Herd Drinking Water	1170 cows x 35 gal/cow/day x 365 days = 14,946,750 gallons
Runoff precipitation contained in ponds	3,983,797 gallons
Corn irrigation	114 x 3ft/acre x 325,829 gallons/acre ft = 111,433,518 gallons
Oat irrigation	114 x 2ft/acre x 325,829 gallons/acre ft = 74,289,012 gallons
Balance (Irrigation water + Drinking water - precipitation)	185,722,530+14,946,750-3,983,797 = 196,685,483 gallons

<b>Proposed Annual Water Use</b>	
Herd Drinking Water	18,012,750 gallons
Runoff precipitation contained in ponds	3,983,797 gallons
Corn irrigation	111,433,518 gallons
Oat irrigation	74,289,012 gallons
Balance	185,722,530+18,012,750 - 3,983,787=199,751,493 gals

The balance shows that the operation will use approximately 1.5% more water per year if the proposed herd increase is approved.

All of the manure that is scraped and flushed from the facility pens and lanes is stored on the operation until it is land applied or exported. The operation currently owns 114 acres of cropland for the land application of wastewater and manure. The wastewater and manure is applied in accordance with the facility's Nutrient Management Plan which contains a more in depth assessment and description of the practices of the facility and has been included with the CUP application. Any manure and wastewater that cannot be applied on owned cropland is exported from the operation to neighboring farms. It is anticipated that the facility will produce approximately 1,306 cubic feet of additional manure annually. This correlates to an estimated 205,456 pounds of nitrogen per year, 34,576 pounds of phosphorus per year, and 128,283 pounds of potassium per year with no account taken for losses.

All crops that are produced on owned cropland are returned to the dairy as feed for the cattle. Additional feed is purchased from area farms to adequately support the herd.

The milk produced on the farm is stored in insulated bulk storage tanks. Milk is cooled through the use of an air cooled system; therefore no water is used to cool the milk prior to entering the storage tanks. Once the milk is in the tanks, refrigeration equipment is used to maintain the temperature of the milk until it is picked up for transport by the milk hauling company. The milk hauling company uses insulated tankers to haul the milk to the creamery. The trucks will pick up the milk twice per day and be on-site for 30 minutes each pickup.

**Parking Analysis:**

Not applicable to this application.

**Machado Dairy – Use Permit and Williamson Act Findings Statements**

**General Plan Amendment:**

Not applicable to this application.

## **Use Permit:**

### *All Use Permits*

*The establishment, maintenance and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use, and that it will not be detrimental or injurious to the property and improvements in the neighborhood or of the general welfare of the County.*

The operation is an existing dairy operation located within an A-2-40 zoning district. The increase in animal numbers may increase the air emissions from the facility, but the SJVAPCD will require an air permit be issued for the expansion. The permit and the permitting process itself will require air quality mitigation to be implemented by the operation in order to protect the health, safety and general welfare of people residing and working in the area of the operation. The facility is currently located in an agricultural area that consists primarily of cropland and other livestock based operations so the increase in animal numbers will not be injurious to neighboring property, improvements or the County. The use is in accordance with the County's General Plan and zoning.

### *Agricultural Uses*

#### *Tier One*

*Tier One uses may be allowed when the planning commission finds that, in addition to the findings required under Section 21.96.050 the use as proposed will not be substantially detrimental to or in conflict with agricultural use of the other property in the vicinity.*

The proposed use would be considered a Tier One Agricultural Use and is the same use that is currently specified for the operation. The CUP application would not result in a change of use for the operation. It will continue to be an agricultural based facility that is not in conflict with the adjacent property uses in the vicinity. The facility is surrounded by cropland and other livestock based operations.

#### *Tier Two*

Not applicable to this application.

#### *Tier Three*

Not applicable to this application.

### *Nonconforming Uses*

**Machado Dairy CUP application**  
**Existing Structures (No proposed additions)**

- |                           |                        |
|---------------------------|------------------------|
| 1. East Freestall Barn:   | 29,000 ft <sup>2</sup> |
| 2. Center Freestall Barn: | 74,900 ft <sup>2</sup> |
| 3. West Freestall Barn:   | 37,800 ft <sup>2</sup> |
| 4. Dry Cow Loafing Barn   | 9,200 ft <sup>2</sup>  |
| 5. Milking Parlor:        | 9,100 ft <sup>2</sup>  |
| 6. Special Needs Parlor:  | 1,950 ft <sup>2</sup>  |
| 7. Commodity Barn:        | 5,320 ft <sup>2</sup>  |
| 8. Hay Barn:              | 6,180 ft <sup>2</sup>  |
| 9. Single Family Dwelling | 2,542 ft <sup>2</sup>  |

Current Traffic Machado Dairy:

Multiple daily trips

(8x) Employees

(2x) CDI milk-truck

Daily

Soares Calf Ranch-truck

Breeding Service

5X Weekly

3M Commodities-truck

Weekly

Lander Vet Service

VPI-truck

MDS-truck

Cattle transport-truck

Garbage Service-truck

2X Monthly

W.H. Breshears-truck

Duarte Farm Service-truck

Clark Pest Control

WS West-truck

DHIA

Monthly

Select Sires

Pine Creek Nutrition Services

Western United Environmental

Quarterly

Sallaberry Pump Service-truck

Hayes Security

Hay Hauling-12 truck loads

Off Road tire Service-truck

Seasonal

Irrigation

Field Seed Delivery

Soares & Borba Field Spraying

ALP custom manure spreading

Chopper Guys Harvesting