



## Referral Early Consultation

**Date:** November 13, 2017  
**To:** Distribution List (See Attachment A)  
**From:** Denzel Henderson, Assistant Planner, Planning and Community Development  
**Subject:** USE PERMIT APPLICATION NO. PLN2017-0106 – SILVA & SONS CUSTOM SPREADING  
**Respond By:** December 1, 2017

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**\*\*\*\*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 the response date referenced above.

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

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**Applicant:** Frank Silva  
**Project Location:** 2230 W Linwood Ave, east of S Kilroy Road, west of S Walnut Road, in the Turlock area.  
**APN:** 044-015-005  
**Williamson Act Contract:** N/A  
**General Plan:** AG (Agriculture)  
**Current Zoning:** A-2-10 (General Agriculture)  
**Community Plan:** N/A

**Project Description:** This is a request to establish and operate a composting facility consisting of approximately 2,000 tons of cow manure, dry mixing material, and almond hulls from April thru August, with only a small amount of product stored on-site September thru March. The facility is expecting to generate 20± truck trips per month. The 14.5± acre site is currently improved with two single-family dwellings serviced by private septic and well facilities. Proposed access to the composting facility is from Glenwood Avenue.

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

**USE PERMIT APPLICATION NO. PLN2017-0106 – SILVA & SONS CUSTOM SPREADING**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
X	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 DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: Turlock		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: Turlock Rural	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	MOUNTIAN 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)
X	RAILROAD: Union Pacific		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: Turlock School District		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:	X	USDA NRCS
	STAN ALLIANCE		WATER DIST:
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**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. PLN2017-0106 – SILVA & SONS CUSTOM SPREADING

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.

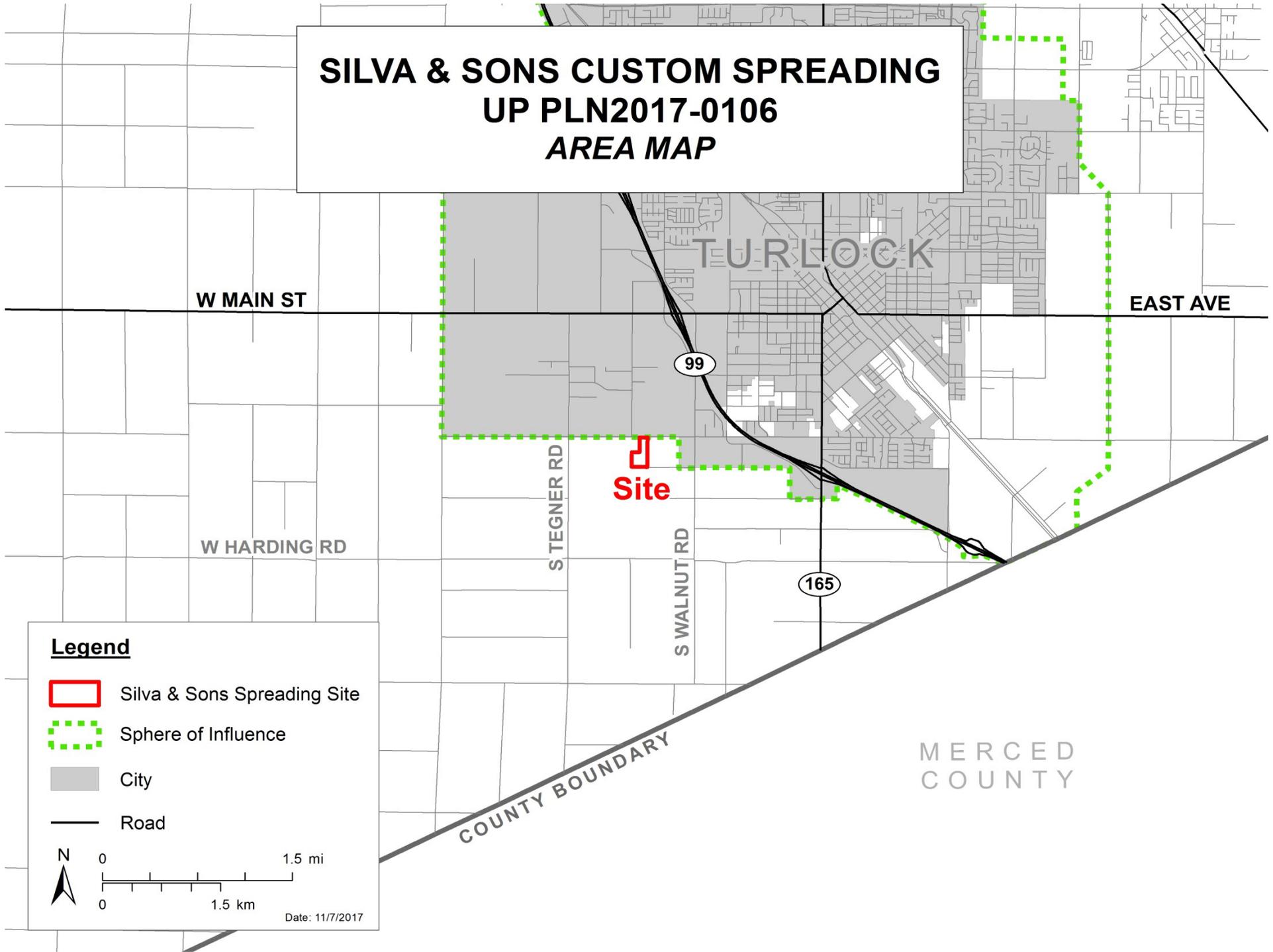
In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

\_\_\_\_\_  
Name Title Date

# SILVA & SONS CUSTOM SPREADING UP PLN2017-0106 AREA MAP



## Legend

 Silva & Sons Spreading Site

 Sphere of Influence

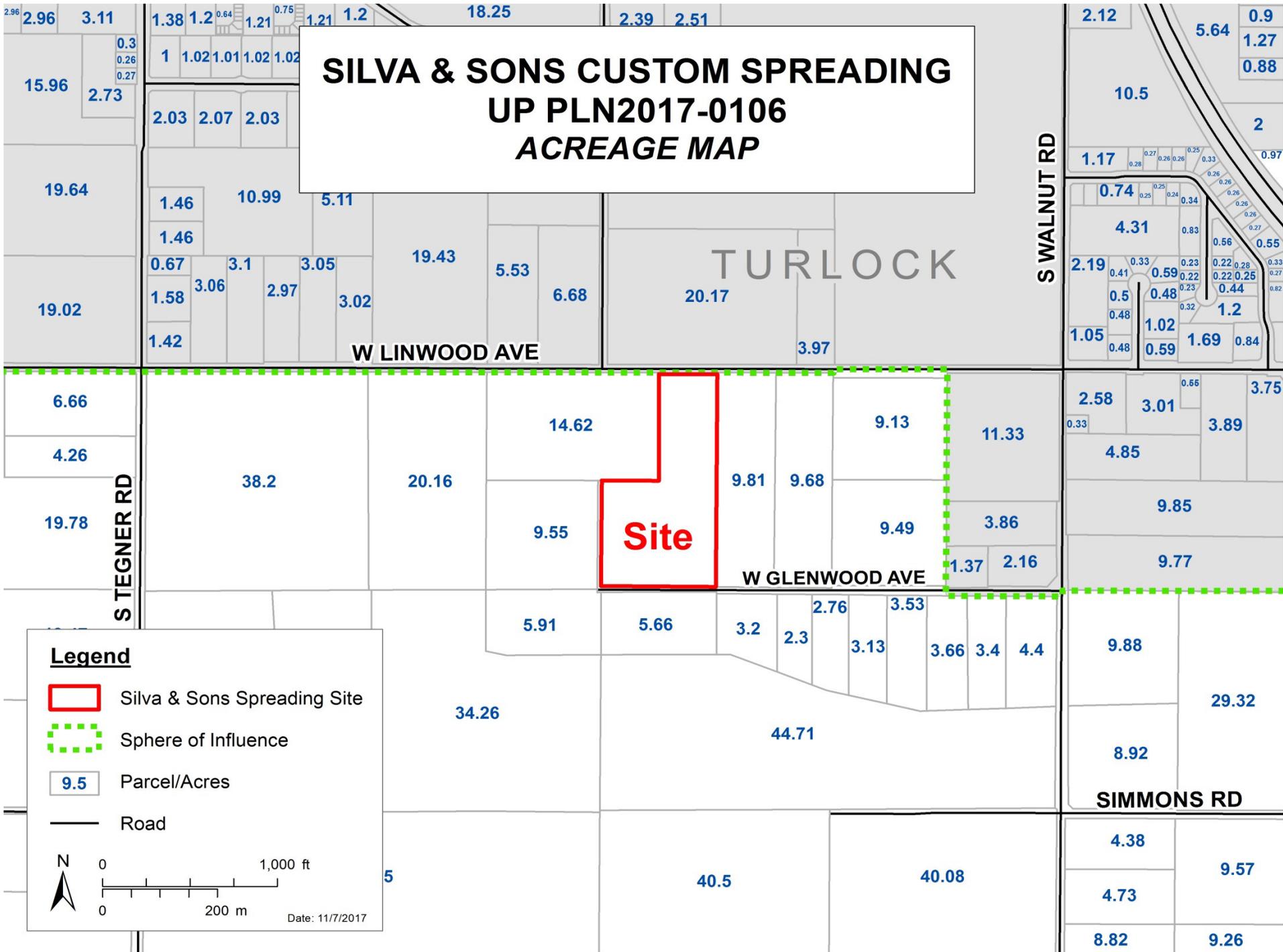
 City

 Road



Date: 11/7/2017

# SILVA & SONS CUSTOM SPREADING UP PLN2017-0106 ACREAGE MAP



TURLOCK

S WALNUT RD

S STEGNER RD

W LINWOOD AVE

W GLENWOOD AVE

SIMMONS RD

Site

**SILVA & SONS CUSTOM SPREADING  
UP PLN2017-0106  
2015 AERIAL AREA MAP**

W LINWOOD AVE

STEGNER RD

Site

S WALNUT RD

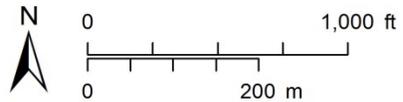
W GLENWOOD AVE

SIMMONS RD

**Legend**

 Silva & Sons Spreading Site

 Road



Date: 11/7/2017

**SILVA & SONS CUSTOM SPREADING  
UP PLN2017-0106  
2015 AERIAL SITE MAP**

W LINWOOD AVE

**Site**

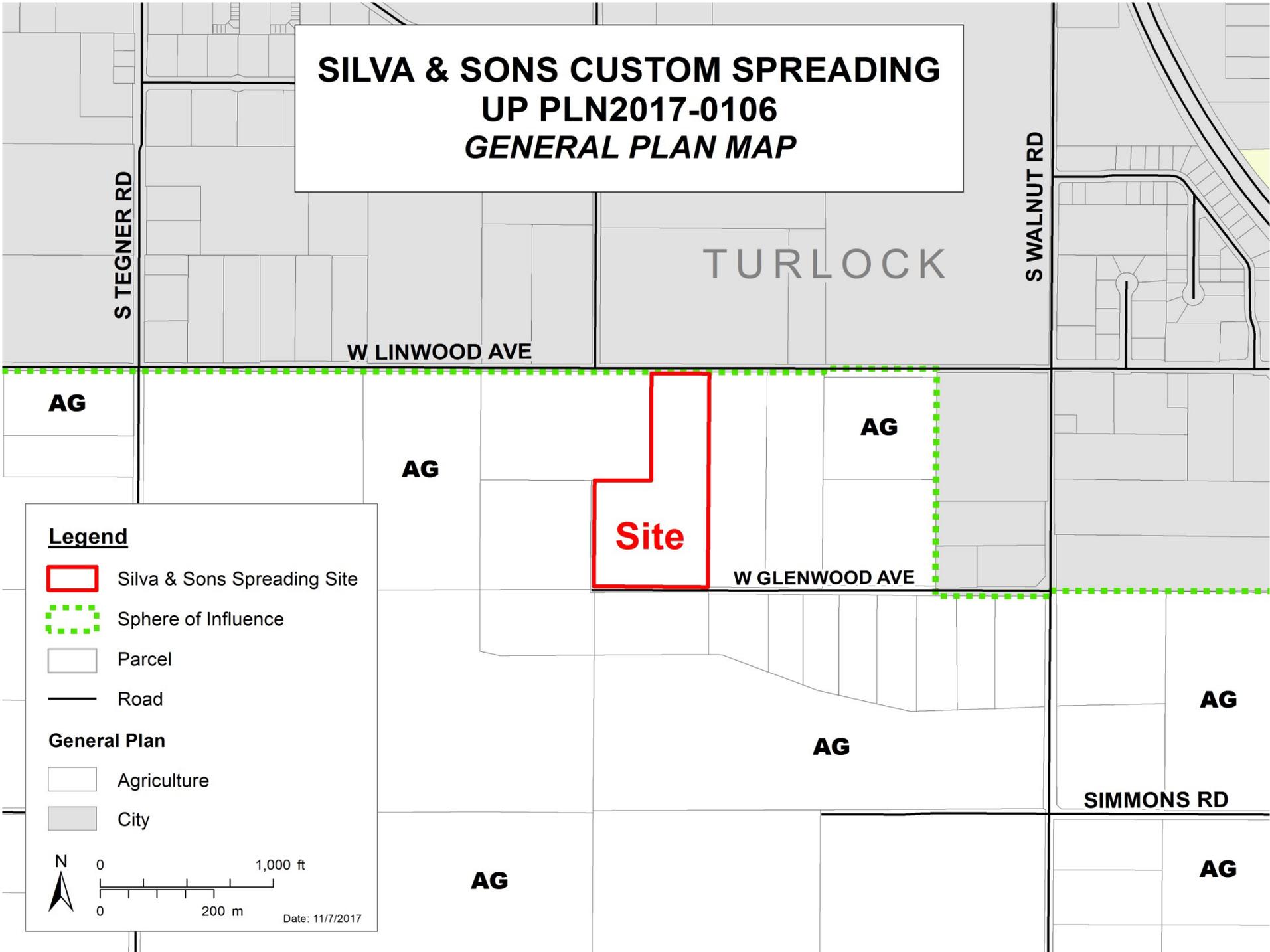
W GLENWOOD AVE

**Legend**

 Silva & Sons Spreading Site

 Road

**SILVA & SONS CUSTOM SPREADING  
UP PLN2017-0106  
GENERAL PLAN MAP**



**Legend**

 Silva & Sons Spreading Site

 Sphere of Influence

 Parcel

 Road

**General Plan**

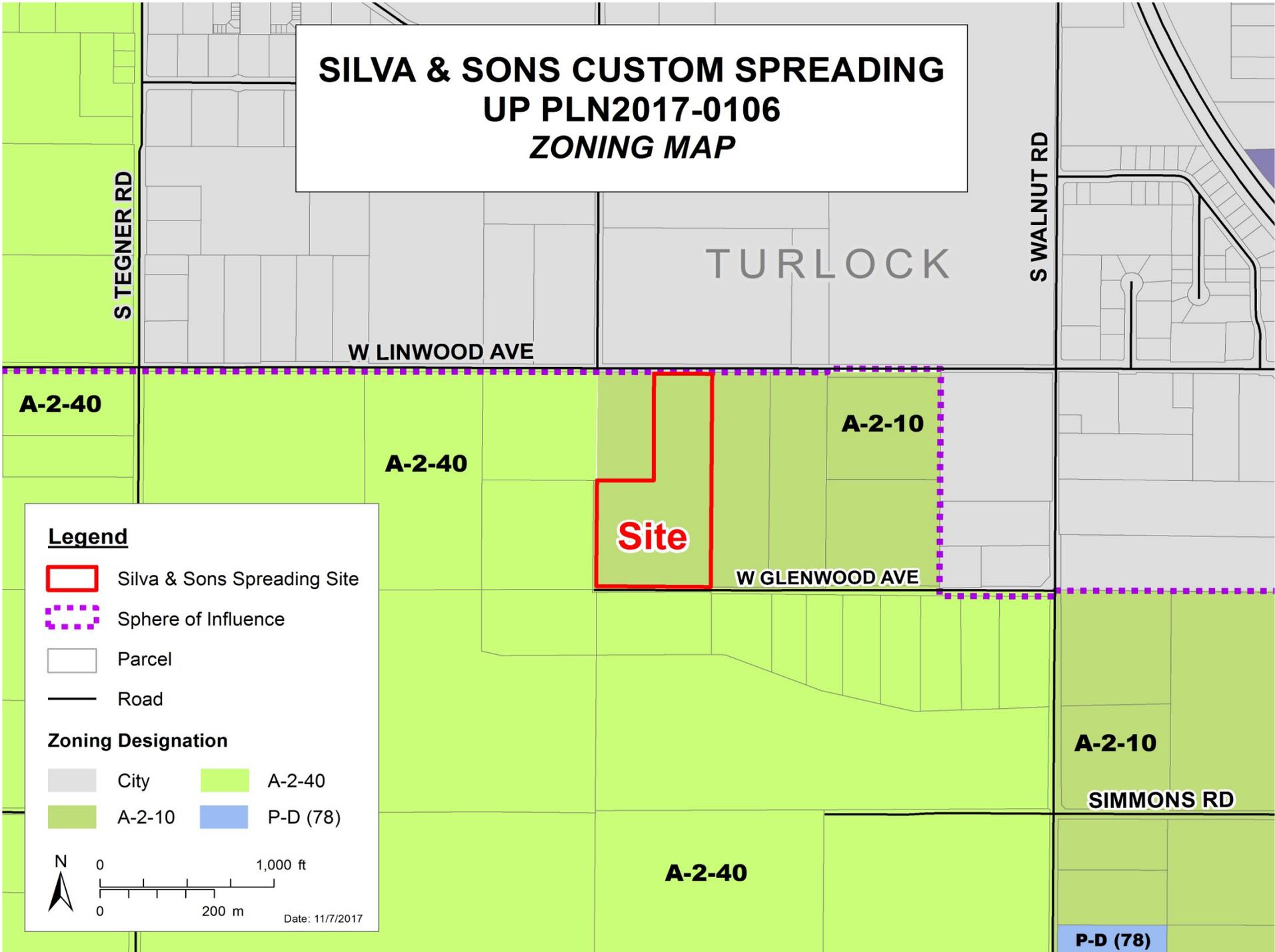
 Agriculture

 City



Date: 11/7/2017

# SILVA & SONS CUSTOM SPREADING UP PLN2017-0106 ZONING MAP



## Legend

 Silva & Sons Spreading Site

 Sphere of Influence

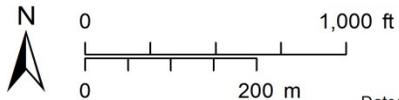
 Parcel

 Road

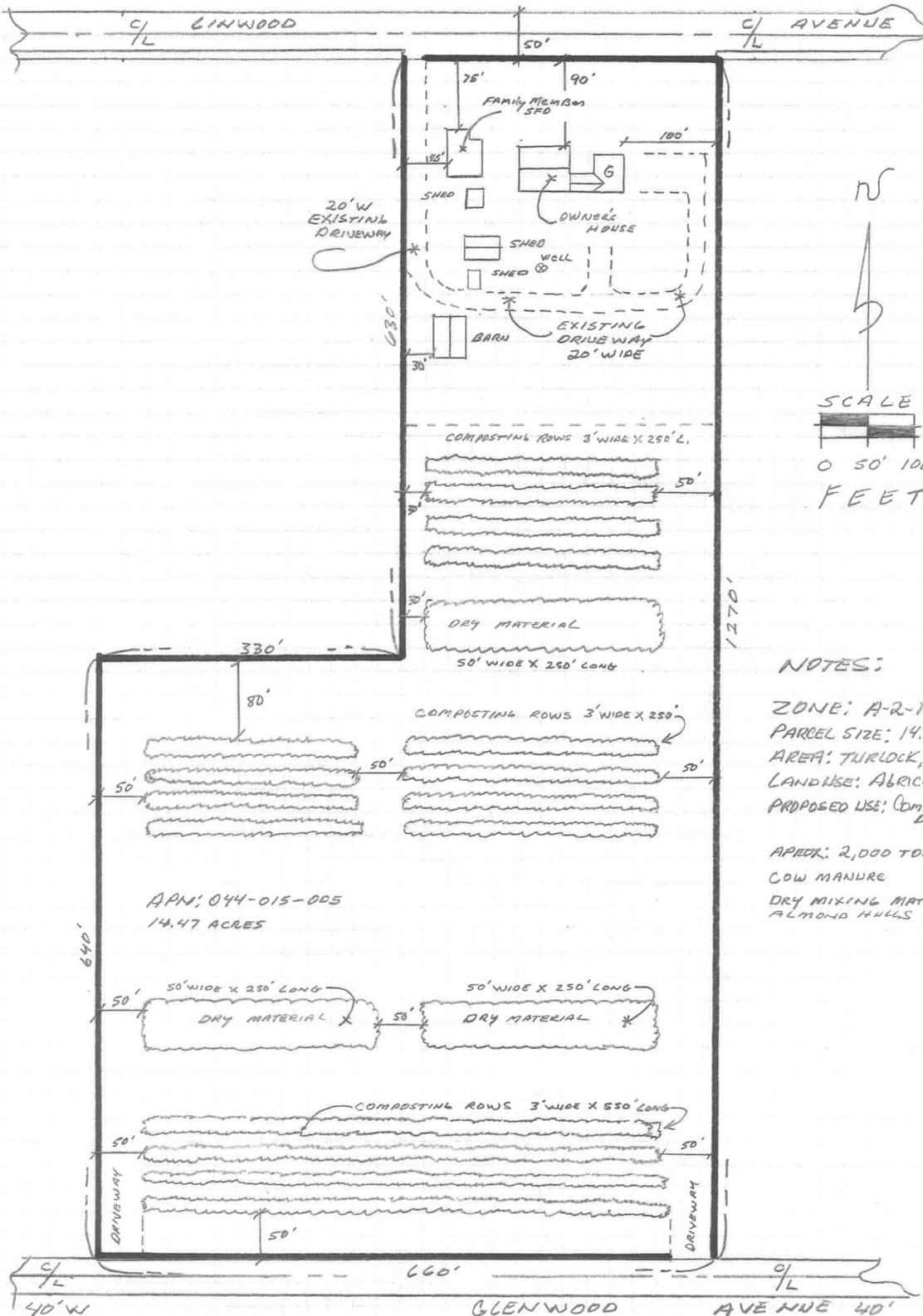
## Zoning Designation

 City  A-2-40

 A-2-10  P-D (78)



Date: 11/7/2017



**NOTES:**

ZONE: A-2-10  
 PARCEL SIZE: 14.47 AC.  
 AREA: TURLOCK, CA.  
 LANDUSE: AGRICULTURAL  
 PROPOSED USE: COMPOSTING DRY

APPROX: 2,000 TON  
 COW MANURE  
 DRY MIXING MATERIAL  
 ALMOND HULLS

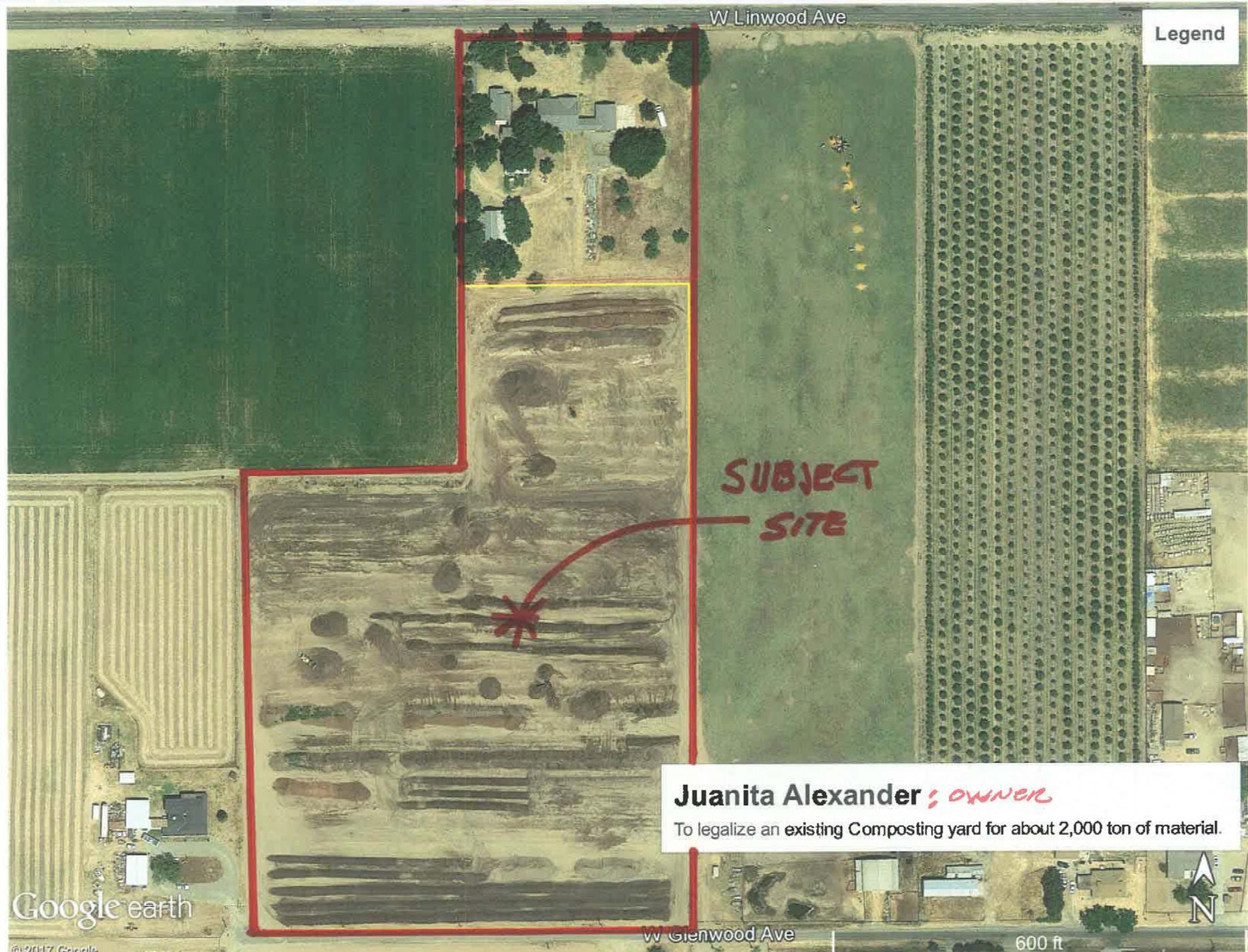
APN: 044-015-005  
 14.47 ACRES

**STANISLAUS COUNTY SITE PLAN**

TURLOCK AREA

\* APPLICANT: \*  
 FRANK SILVA  
 P.O. BOX 1261  
 HILMAR, CA, 95324  
 209-667-2566 / 209-634-0881

OWNER:  
 JUANITA ALEXANDER  
 2228 W. LINWOOD AVE.  
 TURLOCK, CA.  
 634-8940



W Linwood Ave

Legend

**SUBJECT  
SITE**

**Juanita Alexander** ; *OWNER*  
To legalize an existing Composting yard for about 2,000 ton of material.

Google earth

W Glenwood Ave

600 ft





# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<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 _____	<p><b>PLANNING STAFF USE ONLY:</b>  Application No(s): <u>PLN2017-0106</u>  Date: <u>9/20/17</u>  S <u>28</u> T <u>55</u> R <u>10E</u>  GP Designation: <u>AG</u>  Zoning: <u>A-2-10</u>  Fee: <u>3,383.00</u>  Receipt No. <u>540367</u>  Received By: <u>Alan Paszkowski</u>  Notes: _____</p>
<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 _____										

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 land is used for Composting (nature's process of recycling decomposed materials into a rich soil), which is then used as fertilizer, ABOUT 2,000 TON WILL BE KEPT ON SITE FOR WORKING INTO COMPOST (DRY ONLY)

# 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 044 Page 015 Parcel 005

Additional parcel numbers: NONE

Project Site Address or Physical Location: \_\_\_\_\_

\_\_\_\_\_

Property Area: Acres: 14.47 or Square feet: 634,110

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

Compost - Current / Crop - Previous

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)

NO PREVIOUS PROJECTS

\_\_\_\_\_

Existing General Plan & Zoning: AGRICULTURAL

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: Crop Land - PASTURE

West: Crop Land - ALFALFA

North: Crop Land - SEASONAL CROPS

South: Crop Land - SEASONAL CROPS

## 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  N/A 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: N/A

**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  NONE

Explain Other: OPEN LAND

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: 10,525 Sq. Ft.      *EXISTING HOME SITE*  
 Landscaped Area: \_\_\_\_\_ Sq. Ft.  
 Proposed Building Coverage: NONE Sq. Ft.      Paved Surface Area: NONE Sq. Ft.

**BUILDING CHARACTERISTICS: N/A**

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

NONE

Number of floors for each building: NONE

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

N/A

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) \_\_\_\_\_

N/A

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

N/A

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  *HOME SITE ONLY NORTH END OF SITE*  
 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: TID      Sewer\*: PRIVATE  
 Telephone: AT&T      Gas/Propane: PROPANE  
 Water\*\*: WELL      Irrigation: TID

\*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:)

NONE

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.) Irrigation Values on North west corner of Property
- 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) N/A

Total No. Lots: N/A Total Dwelling Units: N/A Total Acreage: N/A  
Net Density per Acre: N/A Gross Density per Acre: N/A

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>2 EXISTING</u>	<u>NONE</u>	<u>N/A</u>	<u>N/A</u>
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): N/A

Type of use(s): Open Land

Days and hours of operation: M-F 8am to 5pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: COMPOSTING  
only

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): NO ON SITE EMPLOYEES (Minimum Shift): N/A

Estimated number of daily customers/visitors on site at peak time: None

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 3 APPROX.

Estimated hours of truck deliveries/loadings per day: 3 APPROX.

Estimated percentage of traffic to be generated by trucks: 20 TRIPS A MONTH.

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: N/A Warehouse area: N/A

Sales area: N/A Storage area: 11 ACRES OF STORAGE AREA

Loading area: ANY WHERE ON SITE Manufacturing area: N/A

Other: (explain type of area) NONE

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

MANDRAKE & ALMOND HULLS ONLY

NOT TOXIC

**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)

W. Glenwood Ave 40' WIDE PAVED

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) NO RUN OFF

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:** N/A

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

**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)

THIS OPERATION DOES NOT OPERATE IN THE WINTER MONTH, THERE IS A VERY SMALL AMOUNT STORED IF ANY, SUMMER MONTHS ONLY (APRIL THRU AUGUST)