



## CEQA Referral Initial Study and Notice of Intent to Adopt a Negative Declaration

**Date:** December 13, 2016

**To:** Distribution List (See Attachment A)

**From:** Rachel Wyse, Associate Planner, Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2015-0019 – TRINKLER DAIRY FARMS, INC.

**Comment Period:** December 13, 2016 – January 16, 2017

**Respond By:** January 16, 2017

**Public Hearing Date:** Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

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You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

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**Applicant:** Trinkler Dairy Farms, Inc.

**Project Location:** 7251 Crows Landing Road, at the southwest intersection of Crows Landing and W Taylor Roads, in the Ceres area.

**APN:** 022-007-013

**Williamson Act Contract:** 71-0194

**General Plan:** Agriculture

**Current Zoning:** A-2-40 (General Agriculture)

**Project Description:** Request to increase a dairy herd size from 3,150 to 5,175 animal units, consisting of: 3,180 milk cows, 600 dry cows, and 1,395 heifers [275 (15-24 months); 520 (4-6 months); and 600 calves (0-3 months)] in the A-2-40 (General Agriculture) zoning district. Expansion will require the construction of a freestall barn, a milk parlor, a calf barn, a feed storage pad, and a waste water storage pond (lagoon). The 220± acre parcel is located at 7251 Crows Landing Road, at the southwest corner of Crows Landing and W. Taylor Roads, in the Ceres area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

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**USE PERMIT APPLICATION NO. PLN2015-0019 – TRINKLER DAIRY FARMS, INC.**

Attachment A

## Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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 DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DISTRICT: Monterey Park Tract	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: Westport	X	STAN CO SUPERVISOR DIST 5: DeMartini
	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:	X	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	X	TRIBAL CONTACT – Torres Martinez Desert Cahuilla Indians (All)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: Ceres	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
X	STAN ALLIANCE	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST	X	CENTRAL VALLEY WATER BOARD: Emails

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## 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. PLN2015-0019 – TRINKLER DAIRY FARMS, INC

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
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## CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Use Permit Application No. PLN2015-0019 – Trinkler Dairy Farms, Inc.
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Rachel Wyse, Associate Planner
4. **Project location:** 7251 Crows Landing Road, at the southwest corner of Crows Landing and W Taylor Roads, in the Ceres area. (APN: 022-007-013).
5. **Project sponsor's name and address:** Jon Rebiero, Trinkler Dairy Farms, Inc.  
PO Box 10  
Ceres, CA 95307
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to increase the permitted herd size of an existing dairy facility from 3,150 to 5,175 animal units. The increase in animal units will consist of: 3,180 milk cows and 600 dry cows, not to exceed a combined total of 3,780 mature cows (milk and dry), and 1,395 heifers [275 (15-24 months); 520 (4-6 months); and 600 calves (0-3 months)] on 80± acres of a 220± acre parcel in the A-2-40 (General Agriculture) zoning district. Medium heifers (7-14 months) will not be kept at this facility. This expansion will require the construction of a 165,240 square foot freestall barn, a 26,100 square foot rotary milk parlor, a 10,800 square foot calf barn, a 307,500 square foot feed storage pad, and a new wastewater storage pond (lagoon). A sealed feed storage system will be utilized for bagged silage. The freestall barn's feed lanes and walkways will continue to be flushed three times per day and baby calves kept in calf barns. The new storage pond will be 375 feet wide by 500 feet long by 15 feet deep with 3:1 embankment slopes. Of the 15 foot depth, only five (5) feet will be below existing grade. Additional construction details can be found in the attached Pond Construction Work Plan.

The expansion will result in an increase in volume of waste and, as such, requires Waste Discharge Requirements (WDR) from the Regional Water Quality Control Board. The attached Waste Management Plan (WMP) and Nutrient Management Plan (NMP) provide details on managing the increase in animal units and resulting waste. Wastewater and/or dry manure will be utilized on 1003 acres of land application areas currently planted in corn, wheat, or almonds (see WMP Figure 3 – Field and Cropping Map). The dairy currently averages between seven (7) and eight (8) truck trips per day; truck trips which are expected to increase to 11 and 12 per day at full build out. Feed and supplement deliveries are anticipated to increase from an average of one (1) to two (2) deliveries per day. Milk transport trips are anticipated to increase from approximately three (3) to six (6) trips per day. Calf transport occurs daily with no additional trips expected. The duration of weekly pregnancy checks and breeding conducted by the veterinarian will increase in time but not frequency. Transfer of heifers to and from the facility will roughly double from two (2) per week to four (4) per week. Employees are anticipated to increase from eight current employees, to a maximum of 14 employees post-project.

The site is currently improved with four homes served by private well and septic systems, 370,610± square feet of dairy facility structures and two (2) wastewater storage ponds (lagoons). A new domestic well will be constructed to serve the new milk parlor building.

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9. **Surrounding land uses and setting:** The property is surrounded by agricultural parcels ranging in size from .5± to 160± acres, planted in row crops and orchards with scattered single family dwellings. The Monterey Park Tract is located southwest of the site and a number of dairies are located within a two mile radius of the project site. The Turlock Irrigation District (TID) Lateral No. 3 runs along the northern property line.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Regional Water Quality Control Board  
San Joaquin Valley Air Pollution Control District  
Department of Environmental Resources – Hazardous Waste Division  
Building Permits Division  
CA Department of Fish and Wildlife
11. **Attachments:** Maps  
Waste Management Plan  
Nutrient Management Plan  
Pond Construction Plan  
Early Consultation Referral Responses  
Negative Declaration

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems      | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Rachel Wyse, Associate Planner  
Prepared By

December 9, 2016  
Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significant criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

## ISSUES

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**Discussion:** Any development resulting from this project will be consistent with existing area developments. The site itself is not considered to be a scenic resource or a unique scenic vista. The site is currently developed with 370,610± square feet of existing dairy facilities/structures. The existing structures are comprised of metal, which is a material consistent with accessory structures in and around the A-2 (General Agriculture) zoning district. The applicant is proposing to construct a 165,240 square foot freestall barn and a 26,100 square foot milking parlor south of the existing dairy footprint, a 10,800 square foot calf barn, a wastewater storage pond (lagoon), and a 307,500 square foot feed storage pad to the north of the existing dairy facility. Proposed structures will be aesthetically consistent with existing structures. Standard conditions of approval will be added to this project to address glare from any previously installed or any proposed supplemental on-site lighting.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	



c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

**Discussion:** Request to increase the number of permitted milk cows by 1,780 head for a total of 3,180; increase dry cows by 425 head for a total of 600; and reduce support stock by 180 head for a total of 1,395, on 80± acres of a 220± acre parcel. The site contains four (4) homes with private well(s) and septic systems, and includes 370,610 square feet of dairy structures as well as two (2) wastewater storage ponds. The attached Waste Water Management Plan (WMP) and Nutrient Management Plan (NMP) provide details on managing the expanded dairy cows, increased waste, and waste pond management. Wastewater and/or dry manure will be utilized on 1003 acres of land application areas currently planted in corn, wheat, or almonds (see Maps).

The existing dairy facility, located at 7251 Crows Landing Road, further identified as APN: 022-007-013, encompasses 80± acres of a 220± acre parcel and is currently enrolled under Williamson Act Contract No. 71-0194. Surrounding land uses consist of mostly cropland, scattered single family homes and agricultural buildings. A number of dairies are located within a two (2) mile radius of the project site. A residential subdivision, Monterey Park Tract, is located southwest of the project site.

The portion of the parcel where the dairy operation is located has soils classified by the California Department of Conservation Farmland Mapping and Monitoring Program as Confined Animal Agriculture. The remainder of the parcel is designated mostly as Prime Farmland with a portion designated as Farmland of Statewide Importance, and as Stanislaus Unique Farmland. The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Delhi loamy sand (DeA), Dinuba sandy loam (DrA), Hilmar loamy sands (HfA and HkbA), Tujunga loamy sand (TuA), Storie Index Ratings range from 57 to 77, with 98.6% of the soils having a grade 2 designation and are thus considered to be prime soils. Specific soils impacted by the construction of the new wastewater storage pond are identified in the Pond Construction Work Plan, attached and incorporated herein.

The proposed use is permitted in Stanislaus County; however, the Regional Water Quality Control Board (RWQCB) has determined that WDRs are required, which requires CEQA compliance. RWQCB has reviewed the applicant's WMP, NMP, and the new wastewater pond construction plans and specifications and has stated the plans are sufficient.

This project will have no impact to forest land or timberland. The project will not conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. The project was referred to the Department of Conservation, but a response has not been received to date.

**Mitigation:** None.

**References:** USDA Natural Resource Conservation Service Web Soil Survey Version 9, Sep. 18, 2014; emails dated October 27, 2014, from Charlene Herbst, Regional Water Quality Control Board staff; USDA Soil Conservation Service Soil Survey of Eastern Stanislaus Area CA; California Farmland Mapping and Monitoring Program Data; Applicant Maps; Trinkler Dairy Farms Wastewater Management Plan, Nutrient Management Plan, and Pond Construction Work Plan; the Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

**Discussion:** The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

The facility is requesting to increase the permitted herd size from 3,150 to 5,175 total animal units. The increased animal units consist of: 3,180 milk cows and 600 dry cows not to exceed a combined total of 3,780 mature cows (milk and dry), and 1,395 heifers [275 (15-24 months); 520 (4-6 months); and 600 calves (0-3 months)] on a 220± acre parcel in the A-2-40 (General Agriculture) zoning district. Medium heifers (7-14 months) will not be kept at this facility. This expansion will require the construction of a 165,240 square foot freestall barn, a 26,100 square foot milk parlor, a 10,800 square foot calf barn, a 307,500 square foot feed storage pad, and a new wastewater storage pond (lagoon). A sealed feed storage system (i.e. Ag bags) will be used exclusively to store bagged silage. The freestall barn's feed lanes and walkways will continue to be flushed three (3) times per day and baby calves kept in calf barns. The new storage pond will be 375 feet wide by 500 feet long by 15 feet deep with 3:1 embankment slopes. Of the 15 foot depth, only five (5) feet will be below existing grade. The volume of the lagoon meets volumetric requirement in accordance with Natural Resources Conservation Service guideline #359. Additional construction details can be found in the attached Pond Construction Work Plan. An Authority to Construct has been submitted to SJVAPCD. Best Available Control Technology (BACT) will be required, as per SJVAPCD staff, to address the increase in animal unit numbers. These design elements together with categorizing support stock into age ranges will result in reducing potentially significant impacts, as identified in the SJVAPCD Early Consultation Referral Response, to less than significant.

Trinkler Dairy Farms, Inc. submitted an Authority to Construct – Modification of Emission Unit With Valid PTO/Valid ATC Application with the SJVAPCD in February 2015. This project (SJVAPCD #N1150266) was referred to SJVAPCD and a response letter was received in April 2015, which indicated concerns with the project's potential impact to construction emissions, operational emissions (both permitted stationary sources and non-permitted mobile sources), nuisance odors, and health impacts from toxic air contaminants (TACs). The referral response indicated that the application did not provide sufficient information to allow the District to assess the projects' impact on air quality and recommended that the applicant provide a more detailed assessment. The project was put on hold to allow the applicant time to work with the SJVAPCD. In December 2015, after working with SJVAPCD staff, the project was redesigned and SJVAPCD best management practices were agreed to and incorporated into the project to address the aforementioned air impacts identified by the SJVAPCD. As a part of the process the applicant and SJVAPCD staff completed an Ambient Air Quality Analysis (AAQA) and Health Risk Assessment (HRA) and the wastewater storage pond (lagoon) was subsequently relocated to allow the project to pass the hydrogen sulfite (H<sub>2</sub>S) portion of the AAQA. Ultimately, the emissions assessment must indicate an increase of less than 10 tons per year of oxides of nitrogen (NO<sub>x</sub>), 10 tons per year of

reactive organic gases (ROG), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 10 tons per year of Volatile Organic Compounds (VOC) to be under the District's threshold of significance. In order to achieve the SJVAPCD requirements the following best management practices will be utilized by the applicant and added to the project's Conditions of Approval to avoid creating significant impacts to Air Quality:

- To reduce impacts from construction related exhaust emissions, the developer shall utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards, as set for in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
- To reduce potential health impacts created by toxic air contaminants (TAC) and to insure that the proposed wastewater storage pond (lagoon) passes the AAQA for H<sub>2</sub>S, the proposed lagoon shall be a minimum of 87 meters wide and 200 meters long. The lagoon shall be set back a minimum distance of 140 meters away from the northern fence line. Construction of the pond, as required, will insure that the project will be under the District's threshold of significance for TACs.
- To ensure the project passes the RMR portion of the project the two (2) homes, located directly east of the proposed calf barn, shall only be utilized by single employees of the dairies. No families are permitted to reside in these residences.
- All new construction requires completion of an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Regulation VIII (Fugitive PM 10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities).
- The applicant shall be in compliance with all applicable District's rules and regulations.

The SJVAPCD response letter indicated that the project should also be evaluated to determine the likelihood that the project would result in nuisance odors; however, odors from agricultural operations in the raising of animals, such as a dairy, are exempt from Rule 4102 (Nuisance). Even though the project may be exempt from Rule 4102, it may still be subject to additional project modifications and/or SJVAPCD rules as a part of their CEQA review. Should that be the case the applicant will be required to comply with SJVAPCD recommendations. Chapter 9.32 Agricultural Land Policies requires purchasers and users of rural property be notified of the Right-to-Farm Ordinance; establishes that conditions (noise, odor, dust, etc.) resulting from agricultural operations, conducted in a manner consistent with proper and accepted customs and standards, are not a nuisance; and establishes a grievance committee to mediate disputes involving agricultural operations.

**Mitigation:** None.

**References:** Referral response dated April 7, 2015, from the San Joaquin Valley Air Pollution Control District; Email dated May 16, 2016, from Joe Ramos discussing needed project changes with San Joaquin Valley Air Pollution Control District employees from November 30 thru December 14, 2015; Email dated November 18 and December 1, 2016, from Carlos Garcia, San Joaquin Valley Air Pollution Control District staff; Stanislaus County General Plan and Support Documentation<sup>1</sup>

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

**Discussion:** The project is located within the Ceres Quad of the California Natural Diversity Database. There are 15 plants and animals which are state or federally listed, threatened, or identified as species of special concern within the Ceres California Natural Diversity Database Quad. Species listed include the Swainson's hawk, tricolored blackbird, burrowing owl, riffle sculpin, hardhead, steelhead (Central Valley DPS), chinook salmon, obscure bumble bee, Cortch bumble bee, valley elderberry longhorn beetle, modestan blister beetle, Townsend's big-eared bat, heartscale, and subtle orache.

There are no streams, lakes, ponds or natural watercourses on the property besides the wastewater lagoon, private irrigation facilities. Turlock Irrigation District (TID) Lateral No. 3 is north and adjacent to W Taylor Road. The site is relatively flat and contains the dairy operation, single family dwellings, field crops, some shrubs and scattered trees.

The proposed increased herd will be located on the current dairy site comprised of a wastewater lagoon, 370,610 square feet of existing dairy structures, and four (4) residences on approximately 80± acres of the total 220± acre parcel. As a part of the expansion the following dairy facilities will be constructed adjacent to and north and south of the existing dairy footprint: a 165,240 square foot freestall barn, a 26,100 square foot milk parlor, a 10,800 square foot calf barn, a 307,500 square foot feed storage pad, and a wastewater storage pond (lagoon) (See Maps). The remaining acreage will continue to be planted in field crops.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

**Mitigation:** None.

**References:** Application information; Trinkler Dairy Farms, Inc. Wastewater Management Plan; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>V. CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?</b>			X	
<b>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</b>			X	
<b>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</b>			X	
<b>d) Disturb any human remains, including those interred outside of formal cemeteries?</b>			X	

**Discussion:** It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The application information indicates that no historical buildings are on site, nor will any buildings be demolished as a part of this project. According to Assessor records the four (4) homes on the property were constructed in 1940, two (2) homes in 1945 and 1952 and, as such, could possibly qualify as historical resources; however, as no construction or demolition is being proposed in conjunction with these structures the project is expected to have a less than significant impact on cultural resources.

The applicant is proposing to construct a 165,240 square foot freestall barn, a 26,100 square foot milking parlor, a 10,800 square foot calf barn, a wastewater storage pond (lagoon) and 307,500 square foot feed storage pad to the north and south of the existing dairy facility. Since ground disturbance and construction can reveal archaeological resources, a standard condition of approval will be added to this project to address any discovery of cultural resources during any ground disturbing activities. The project was referred to the Native American Heritage Commission (NAHC) via the State Clearinghouse; however, a response to the Early Consultation has not been received to date.

**Mitigation:** None.

**References:** Application information; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>VI. GEOLOGY AND SOILS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
<b>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</b>				X
<b>ii) Strong seismic ground shaking?</b>				X
<b>iii) Seismic-related ground failure, including liquefaction?</b>				X
<b>iv) Landslides?</b>				X
<b>b) Result in substantial soil erosion or the loss of topsoil?</b>			X	
<b>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</b>			X	

d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

**Discussion:** The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Delhi loamy sand (DeA), Dinuba sandy loam (DrA), Hilmar loamy sands (HfA and HkbA), Tujunga loamy sand (TuA).

As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from soils test(s) determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works is requiring that a grading, drainage, and erosion/sediment control plan for the project be submitted prior to issuance of a building permit for any new or expanding dairy facility structure. Likewise, any addition of a septic system or alternative waste water disposal system would require Department of Environmental Resources (DER) approval, which also takes soil type into consideration within the specific design requirements.

DER, Public Works, Planning, and the Building Permits Division review and approve building and/or grading permits to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and triggered as a part of the building permit process.

**Mitigation:** None.

**References:** USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey; Referral response from the Stanislaus County Department of Public Works dated April 24, 2015; Title 24 California Building Code; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

After working with SJVAPCD staff, the project was redesigned and SJVAPCD air quality best management practices were agreed to and incorporated into the project to address the aforementioned air impacts identified by the SJVAPCD (See Section III - Air Quality). As a part of the process the applicant and SJVAPCD staff completed an Ambient Air Quality

Analysis (AAQA) and Health Risk Assessment (HRA), and the storage pond (lagoon) was subsequently relocated and redesigned to allow the project to pass the hydrogen sulfite (H<sub>2</sub>S) portion of the AAQA, limit the use of the two dwellings east of the proposed calf barn to adult dairy workers with no children, categorize heifers into age ranges and reduce the number of proposed support stock and exclusively use a sealed feed storage system (i.e. Ag bags) for bagged silage.

Ultimately, the emissions assessment must indicate an increase of less than 10 tons per year of oxides of nitrogen (NO<sub>x</sub>), 10 tons per year of reactive organic gases (ROG), 15 tons per year of particulate matter of 10 microns or less in size (PM<sub>10</sub>), or 10 tons per year of Volatile Organic Compounds (VOC) to be under the District's threshold of significance. In order to achieve the SJVAPCD requirements the applicant will utilize the aforementioned best management practices discussed herein and in Section III - Air Quality of this document. These practices will be added to the project's Conditions of Approval to reduce impacts to air quality and greenhouse gas emissions to less than significant.

At this time there is no adopted methodology or Best Management Practices for reducing greenhouse gas emissions for a dairy operation either locally or through SJVAPCD. However, on September 22, 2009, the United States Environmental Protection Agency (EPA) administrator signed the Final Mandatory Reporting of Greenhouse Gas Rule to require large emitters and suppliers of GHGs to begin collecting data starting January 1, 2010, under a new reporting system. The minimum average annual animal population for dairies to emit 25,000 metric tons of GHG or more per year is 3,200 dairy cows. Operators of facilities with less than 3,200 dairy cows are under the threshold for required reporting under this rule. This project proposes a maximum of 3,180 milk cows which, based on this methodology, would be under the EPA's GHG reporting threshold of significance as per the EPA's Greenhouse Gas Rule. Should Best Management Practices for the reduction of Greenhouse Gases from dairy operations be adopted either locally or by SJVAPCD, Trinkler Dairy will be required, by a condition of approval for this project, to meet those standards. The project as proposed, with input from the SJVAPCD and conditions of approval in place, will have a less than significant impact on greenhouse gas emissions.

**Mitigation:** None.

**References:** Referral response dated April 7, 2015, from the San Joaquin Valley Air Pollution Control District; Email dated May 16, 2016, from Joe Ramos discussing needed project changes with San Joaquin Valley Air Pollution Control District employees from November 30 thru December 14, 2015; Email dated November 18 and December 1, 2016, from Carlos Garcia, San Joaquin Valley Air Pollution Control District staff; United States Environmental Protection Agency (EPA) administrator signed the Final Mandatory Reporting of Greenhouse Gas Rule; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

**Discussion:** Hazardous materials potentially used on site include: pipeline cleaning soap; acid cleaner; iodine; teat dip; refrigerant (R22) (used in the milk barn); formaldehyde and copper sulfate (used in cow foot baths); diesel fuel and gasoline (in tanks); motor oil hydraulic fluid; brake fluid; and antifreeze (for farm vehicle maintenance).

Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. DER is responsible for overseeing hazardous materials in this area. The project was referred to the Hazardous Materials Division via the Environmental Review Committee (ERC). A referral response of "no comments at this time" was received from the ERC.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

**Mitigation:** None.

**References:** Referral response dated April 2, 2015, from the Environmental Review Committee; Stanislaus County General Plan and Support Documentation<sup>1</sup>

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	



<b>f) Otherwise substantially degrade water quality?</b>			<b>X</b>	
<b>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</b>				<b>X</b>
<b>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</b>				<b>X</b>
<b>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</b>			<b>X</b>	
<b>j) Inundation by seiche, tsunami, or mudflow?</b>				<b>X</b>

**Discussion:** Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains and, as such, flooding is not an issue with respect to this project. The Stanislaus County Department of Public Works has reviewed the project and is requiring a grading, drainage, and erosion/sediment control plan for any new dairy facility structures or additions to existing dairy facility structures. Consequently, run-off associated with the construction of the new structures and the possible need for a grading, drainage, and erosion/sediment control plan will be reviewed and determined as part of the overall building permit review process. No septic systems are being proposed as a part of this project.

Groundwater in this area of the County is 30± feet below surface level; however, according to the Pond Construction Work Plan groundwater records show the water depth to be between 10.7 and 15.2 feet within a mile of the project site. It is generally anticipated that nitrates are most likely elevated given the local and surrounding land use, sandy soil and surface application of lagoon wastewater. A new domestic well will be installed to serve the new milk parlor building. All well permits are reviewed by DER to determine if the well is a public water system and to ascertain what type of wellhead treatment is needed, if any, to insure that the proposed well's water meets State water quality standards for the intended use. New wells may be subject to CEQA if an existing system includes a new well or if a public water system is required or if the well permit is not exempted from County Code Chapter 9.37. The project was referred to DER, who after a preliminary review determined that the new well is unlikely to be subject to a separate CEQA process.

The WMP and NMP were reviewed by RWQCB staff to determine if the amount of wastewater generated, utilized to wash down the facility, and applied to crops was in accordance with the standards outlined in the General Order, and whether WDR and CEQA were required. Likewise, the Pond Construction Work Plan is being reviewed to insure that the proposed lagoon is correctly sized and designed so as to avoid impacts to groundwater. The purpose of these plans, and the General Order, is to insure that approved plans are designed and implemented to insure that the impact of animal waste on surface and groundwater quality is minimized and poses a less than significant impact on water quality.

As mentioned previously, the Central Valley RWQCB is responsible for water quality issues related to the project. The project is being circulated for CEQA purposes as RWQCB has determined that WDR are required. RWQCB reviewed the WMP and NMP and determined the documents to be adequate on August 3, 2015, via email. Review of the project by SJVAPCD resulted in project modifications and shortly thereafter, a Pond Construction Work Plan and modified WMP were submitted to Planning and forwarded to RWQCB. RWQCB has reviewed the revised WMP and found it to be adequate. The Pond Construction Work Plan for the new wastewater storage pond is currently under review. The applicant will be required to adhere to the approved WMP, NMP, Pond Construction Work Plan and all RWQCB standards, which once implemented will result in the project having a less than significant impact on groundwater resources and water quality.

**Mitigation:** None.

**References:** E-mail received from the Central Valley Regional Water Quality Control Board, dated August 3, 2015, and February 24, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>X. LAND USE AND PLANNING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Physically divide an established community?</b>				<b>X</b>
<b>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</b>			<b>X</b>	
<b>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</b>			<b>X</b>	

**Discussion:** The project site is designated Agriculture and zoned A-2-40 (General Agriculture). The project will ultimately house 3,780 mature cows (3,180 milk cows and 600 dry cows) and 1395 heifers, which is permitted in the A-2-40 zoning district. RWQCB has determined that the proposed project is subject to CEQA and, as such, requires that the applicants obtain a Use Permit in accordance with §21.20.030(F) of the Stanislaus County Zoning Ordinance. CEQA is required in instances where a dairy will be required to obtain individual WDRs as part of an expansion. This project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.

**Mitigation:** None.

**References:** Application information; Email dated October 27, 2014, from Charlene Herbst, Regional Water Quality Control Board staff; Stanislaus County Zoning Ordinance and Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XI. MINERAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>				<b>X</b>
<b>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b>				<b>X</b>

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XII. NOISE -- Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</b>			<b>X</b>	
<b>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</b>			<b>X</b>	

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** Noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The project will increase ambient noise levels. Permanent increases may result as the number of animal units is increased on site; however, noise associated with animals in the Agricultural zone is permissible and not considered to be nuisance noise.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** The proposed use of the site will not create significant service extensions or new infrastructure which could be considered as growth inducing. No housing or persons will be displaced by this project; however, families will no longer be able to occupy the two (2) dwellings located east of the proposed calf barn once it is constructed. This condition is a result of the potential for toxic air contaminants (TACs) resulting from the use of tractor-trailers (big-rigs) to haul milk, silage, animal units, etc. TACs are especially harmful to the developing lungs of children. Although two homes are not considered to be substantial numbers, the applicant could obtain a temporary mobile home permit for farmworker housing for a displaced family whose adult members work for the dairy. Consequently, the project is still considered to have no impact on existing and replacement housing.

The increase in animal units will be accommodated via the construction of a 165,240 square foot freestall barn, a 26,100 square foot milking parlor, a 10,800 square foot calf barn, a wastewater storage pond, and 307,500 square foot feed storage pad to the north and south of the existing dairy facility. The project site is within and consistent with the A-2 (General Agricultural) zoning district, surrounded by field crops, orchards, and other dairies.

**Mitigation:** None.

**References:** Application information; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XIV. PUBLIC SERVICES --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b>				
<b>Fire protection?</b>			<b>X</b>	
<b>Police protection?</b>			<b>X</b>	
<b>Schools?</b>				<b>X</b>
<b>Parks?</b>				<b>X</b>
<b>Other public facilities?</b>			<b>X</b>	

**Discussion:** The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the Early Consultation referral period and no concerns were identified with regard to public services. All on-site irrigation facilities are privately owned. As such, TID identified no impacts and no comment regarding irrigation facilities. Since TID also provides electrical service to this site, a condition of approval will be added to the project requiring consultation with TID in the event that any pole or electrical facility relocation is required. This comment will be reflected in the project's conditions of approval.

**Mitigation:** None.

**References:** Referral Response from the Turlock Irrigation District dated April 6, 2015; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XV. RECREATION --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b>				<b>X</b>
<b>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</b>				<b>X</b>

**Discussion:** This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

**Discussion:** The dairy currently averages between seven (7) and eight (8) truck trips per day; truck trips are expected to increase to 11 and 12 per day at full build out. Feed and supplement deliveries are anticipated to increase from an average of one (1) to two (2) deliveries per day. Milk transport trips are anticipated to increase from approximately three (3) to six (6) trips per day. Calf transport occurs daily with no additional trips expected. The duration of weekly pregnancy checks and breeding conducted by the veterinarian will increase in time but not frequency. Transfer of heifers to and from the facility will roughly double from two (2) to four (4) per week. Employees are anticipated to increase from eight (8) current employees, to a maximum of 14 employees post-project. Primary and secondary accesses to the site are provided via Crows Landing and W Taylor Roads, respectively.

A referral response from the Department of Public Works, received on April 24, 2015, indicated that the project is subject to the following conditions of approval: an encroachment permit must be obtained for the driveway existing in the right-of-way (ROW) of Crows Landing Road; ROW shall be dedicated through an Irrevocable Offer of Dedication (IOD); no parking, loading, or unloading of vehicles may occur within County Road ROW; and a grading and drainage plan shall be submitted to the Department of Public Works prior to issuance of a building permit for any new structure or addition to an existing structure. These conditions will be reflected in the project's conditions of approval.

**Mitigation:** None.

**References:** Referral response from the Department of Public Works on April 24, 2015; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** Limitations on providing services have not been identified. The site will be served by private well, septic system, and on-site drainage. A referral response from the Department of Public Works requires that the Department review and approve a grading and drainage plan for any new building or building addition prior to issuance of the building permit. Conditions of approval shall be added to the project to reflect this requirement. On-site septic and well infrastructure will be reviewed by DER for adequacy through the building permit process.

Groundwater in this area of the County is 30± feet below surface level; however, according to the Pond Construction Work Plan groundwater records show the water depth to be between 10.7 and 15.2 feet within a mile of the project site. It is generally anticipated that nitrates are most likely elevated given the local and surrounding land use, sandy soil and surface application of lagoon wastewater. A new domestic well will be installed to serve the new milk parlor building. All well permits are reviewed by DER to determine if the well is a public water system and to ascertain what type of wellhead treatment is needed, if any, to insure that the proposed well's water meets State water quality standards for the intended use.

Wastewater will not be sent off-site to be treated and, as such, will not result in impacts to existing off-site facilities. The existing on-site private wastewater facilities will continue to be maintained by the dairy facility. This project proposes to utilize the existing wastewater storage ponds and construct a new wastewater storage pond. Wastewater Storage Pond 1 has a pond surface area of 112,000 square feet and a storage volume of 900,973 cubic feet. Wastewater Storage Pond 2 has a pond surface area of 231,125 square feet and a storage volume of 2,028,492 cubic feet. The new wastewater storage pond will have a pond surface area of 188,000 square feet and a storage volume of 1,798,199 cubic feet. The project was reviewed as a part of the Early Consultation process to insure that the WMP, NMP, and wastewater pond construction were adequately sized and constructed so as to avoid project impacts. The project as proposed is not expected to have a significant effect on the environment.

**Mitigation:** None.

**References:** Application Information; Pond Construction Work Plan; Waste Management Plan; Nutrient Management Plan; Referral response dated April 24, 2015, from the Department of Public Works; Stanislaus County General Plan and Support Documentation<sup>1</sup>

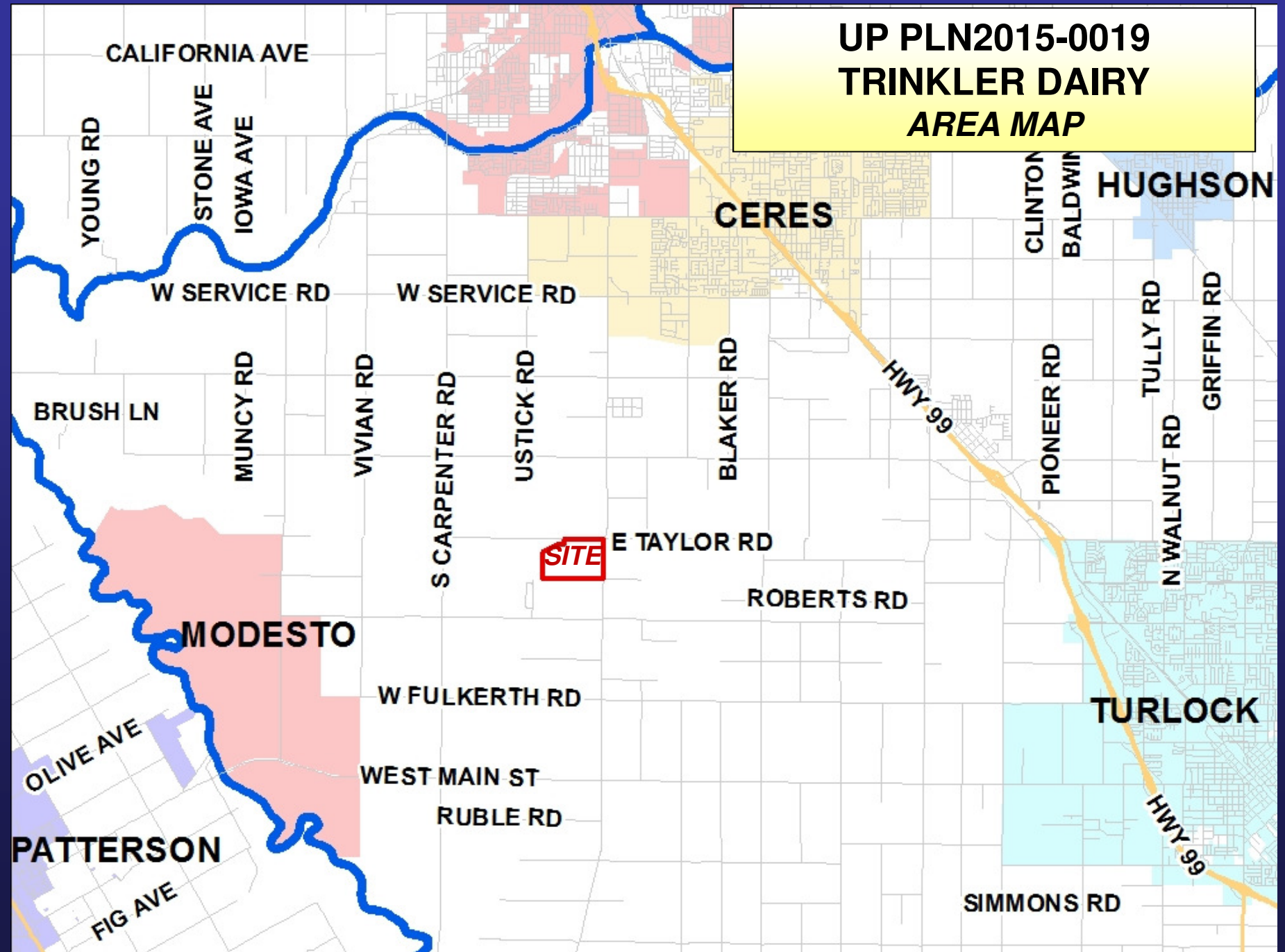
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion:** Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

---

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

**UP PLN2015-0019  
TRINKLER DAIRY  
AREA MAP**





**UP PLN2015-0019  
TRINKLER DAIRY  
GENERAL PLAN MAP**

**AG**

**SITE**

S CARPENTER RD

W KEYES RD

W TAYLOR RD

E TAYLOR RD

W MONTE VISTA AVE

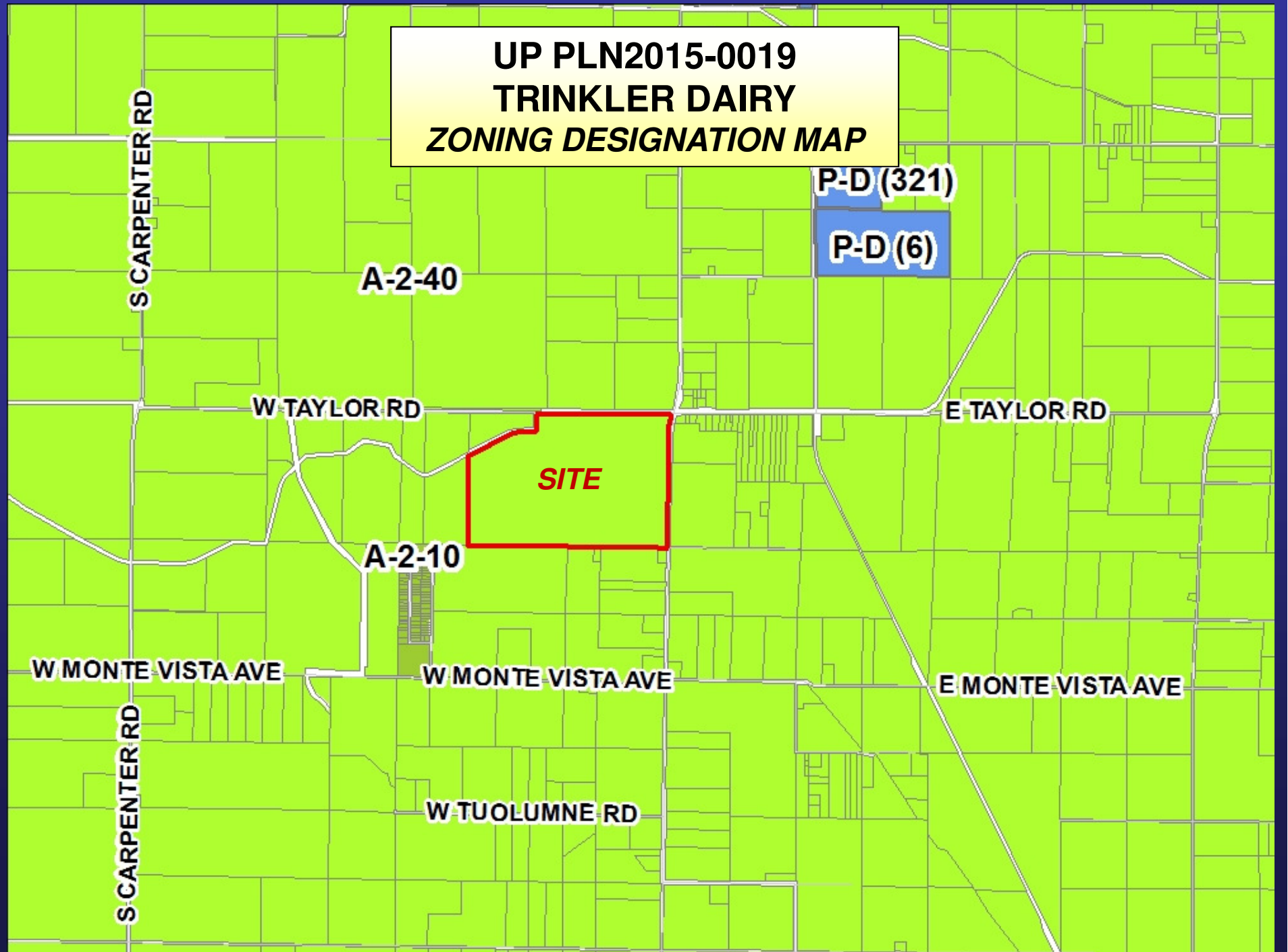
W MONTE VISTA AVE

E MONTE VISTA AVE

S CARPENTER RD

W TUOLUMNE RD

**UP PLN2015-0019  
TRINKLER DAIRY  
ZONING DESIGNATION MAP**

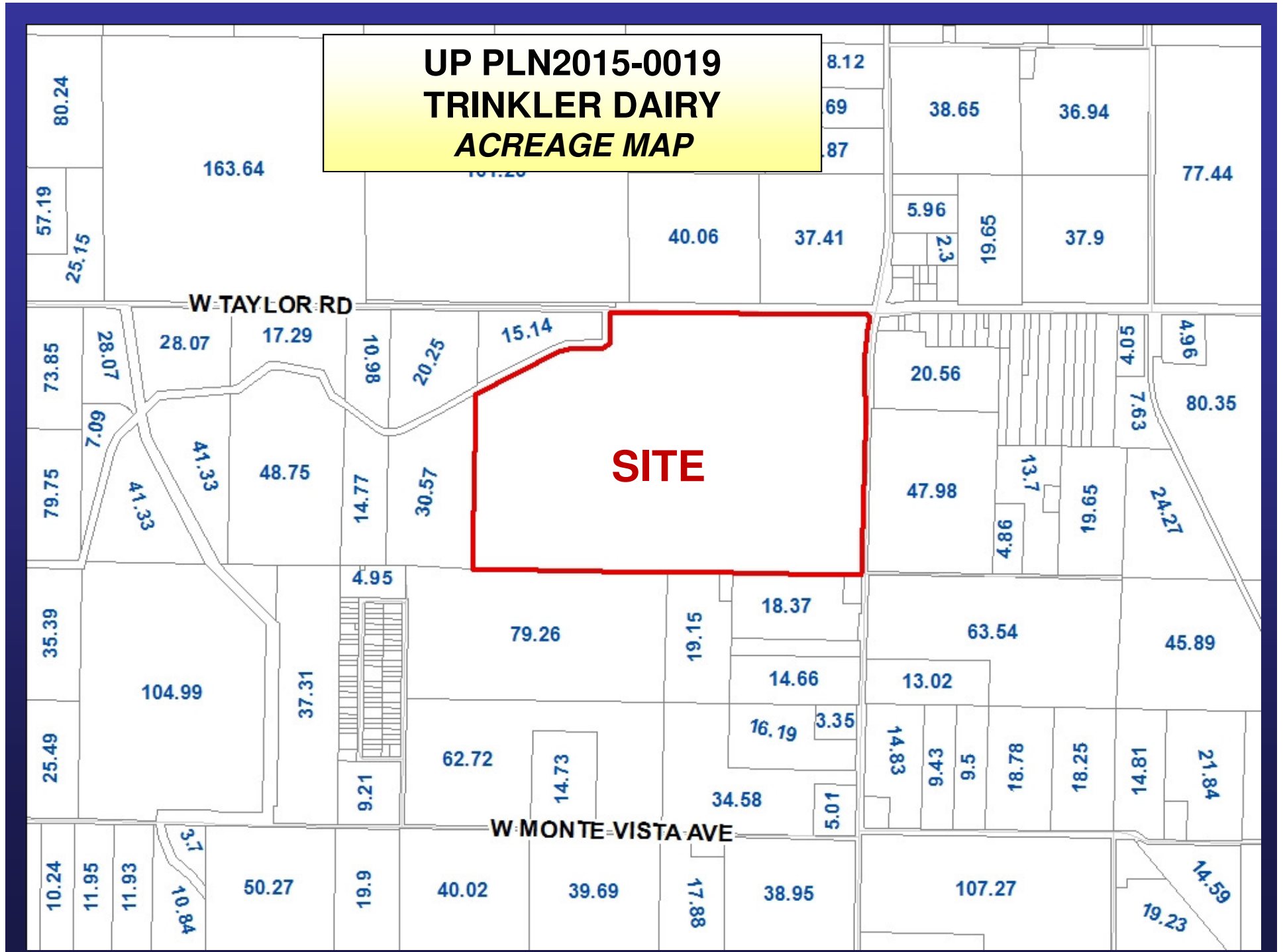


**UP PLN2015-0019  
TRINKLER DAIRY  
ACREAGE MAP**

**SITE**

W TAYLOR RD

W MONTE VISTA AVE

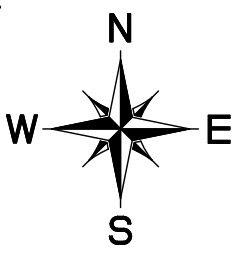
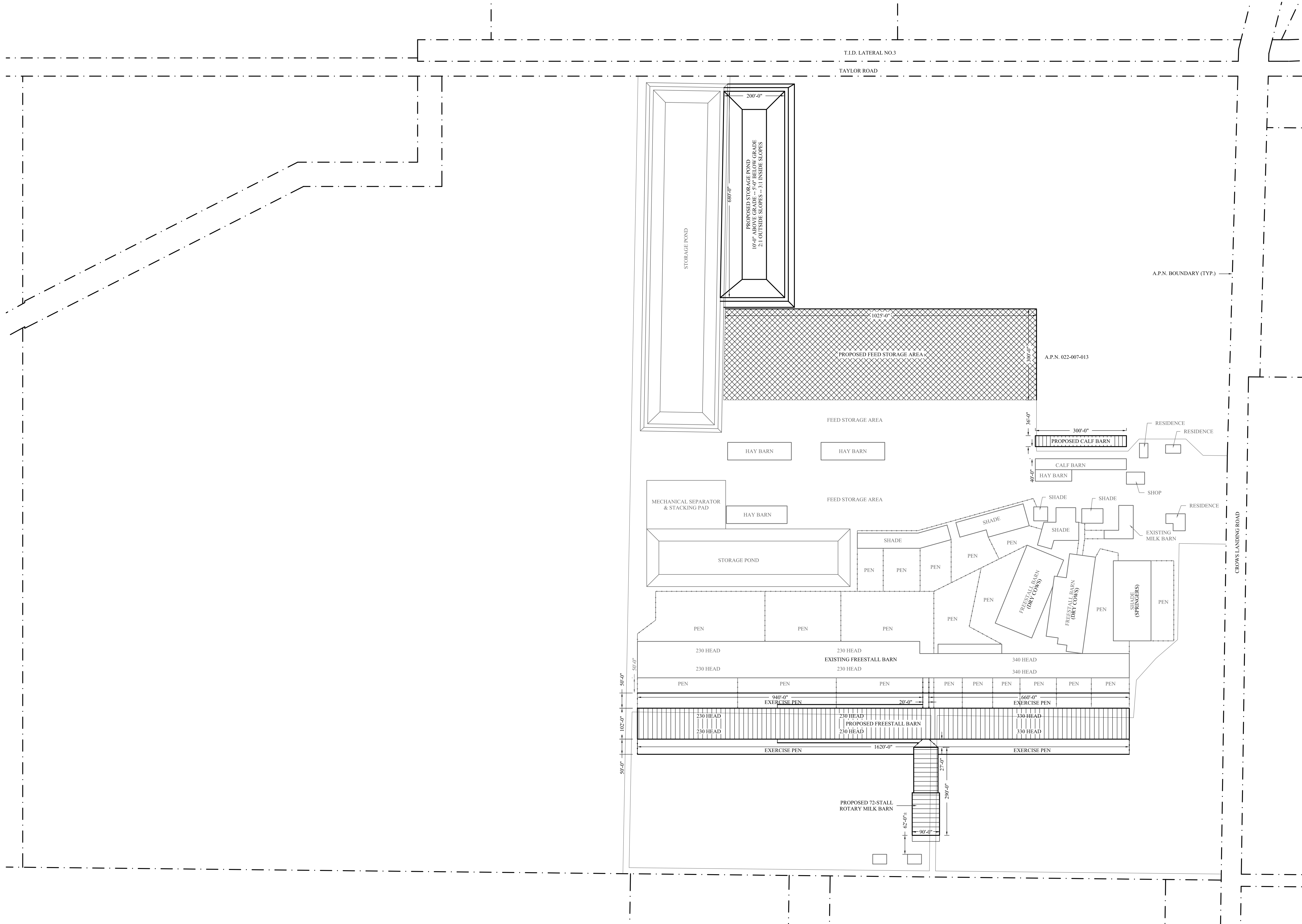




**UP PLN2015-0019  
TRINKLER DAIRY  
*AERIAL MAP***

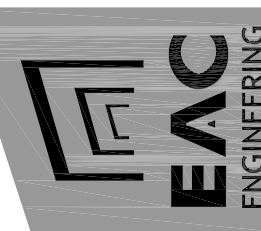
**SITE**

An aerial photograph of a rural area, primarily agricultural fields. A large area is outlined in red, indicating the 'SITE'. This site includes several large green fields on the left, a central area with a long, narrow brown field, and a complex of buildings and structures on the right. The buildings have white roofs and are surrounded by smaller fields and some trees. The entire map is framed by a dark blue border. A yellow box in the top left corner contains the title, and the word 'SITE' is written in white text over the central part of the red-outlined area.



California Office  
18834 E. Clouston - Turlock, CA 95380  
(209) 664-1067 -- (209) 664-0161 (fax)

Idaho Office  
391 S. 1st E. -- Soda Springs, ID 83276  
(208) 547-3722 -- (208) 547-3548 (fax)



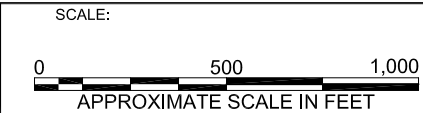
TRINKLER DAIRY  
FARMS INC.  
7251 CROWS LANDING RD.  
CERES, CA 95307

SITE PLAN

PROJECT #: 12-009  
DESIGN: TCK  
DRAWN: TCK  
REVIEW: MCM  
DATE: 01/06/15  
SCALE: 1" = 150'-0"  
DWG NAME: CUP SITE PLAN

SHEET  
S  
OF -- SHEETS





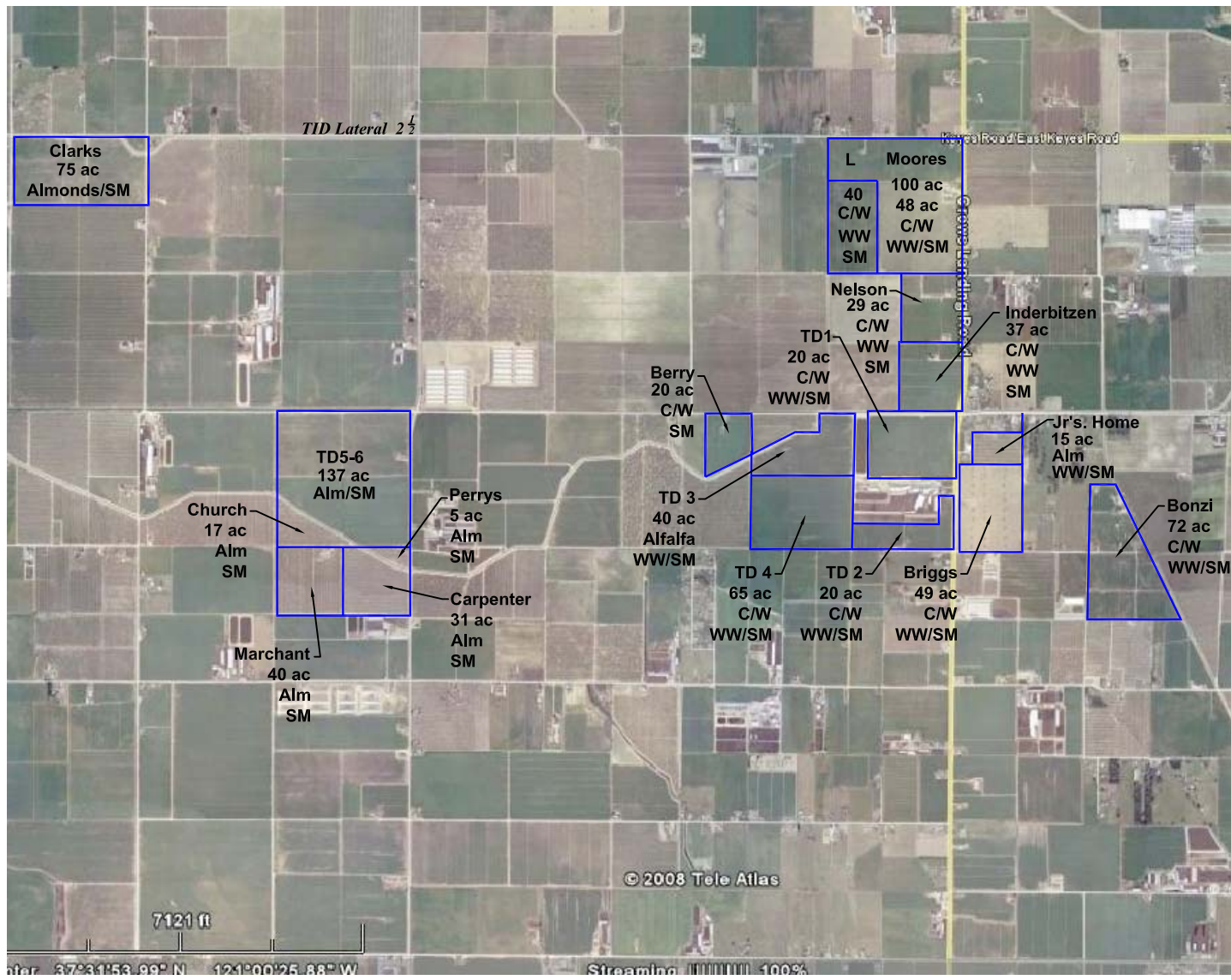
FRA-00

1/26/15

SB

JR

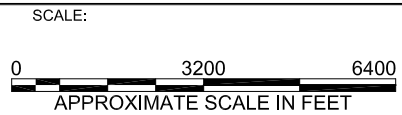
**FIGURE 2**  
CUP SITE PLAN



<b>Owned-lagoon water</b>		
TD 1-4	APN 0022-0007-0013-0000	Acres 171
Inderbitzen	0041-0044-0006-0000	37
Nelson 1	0041-0045-0008-0000	16
Nelson 2	0041-0045-0009-0000	13
Berry	0022-0007-0004-0000	20
Briggs	0022-0024-0013-0000	49
Bonzi 1	0022-0010-0006-0000	24
Bonzi 2	0022-0010-0007-0000	48
Jr.'s Home	0022-0024-0012-0000	15
<b>Total</b>		<b>393</b>
<b>Rented-lagoon water</b>		
Moores Home	APN 0041-0044-0005-0000	Acres 148
<b>Total</b>		<b>148</b>
<b>Owned-dry manure</b>		
T&R Jones 1	APN 0058-0022-0007-0000	Acres 80
T&R Jones 2	0058-0022-0038-0000	75
TD 5&6 (trees)	0022-0002-0012-0000	137
Clarks (trees)	0017-0062-0006-0000	77
Carp. Trees	0022-0002-0014-0000	31
Perry (trees)	0022-0002-0013-0000	5
Church (trees)	0022-0002-0011-0000	17
Marchant (trees)	0022-0002-0015-0000	40
<b>Total</b>		<b>462</b>
<b>total</b>		<b>1003</b>

**LEGEND**

<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Fields	SM Solid Manure	C Corn	Alm Almonds
	WW Wastewater	W Wheat	L Leased
















TRINKLER DAIRY  
STANISLAUS COUNTY, CA

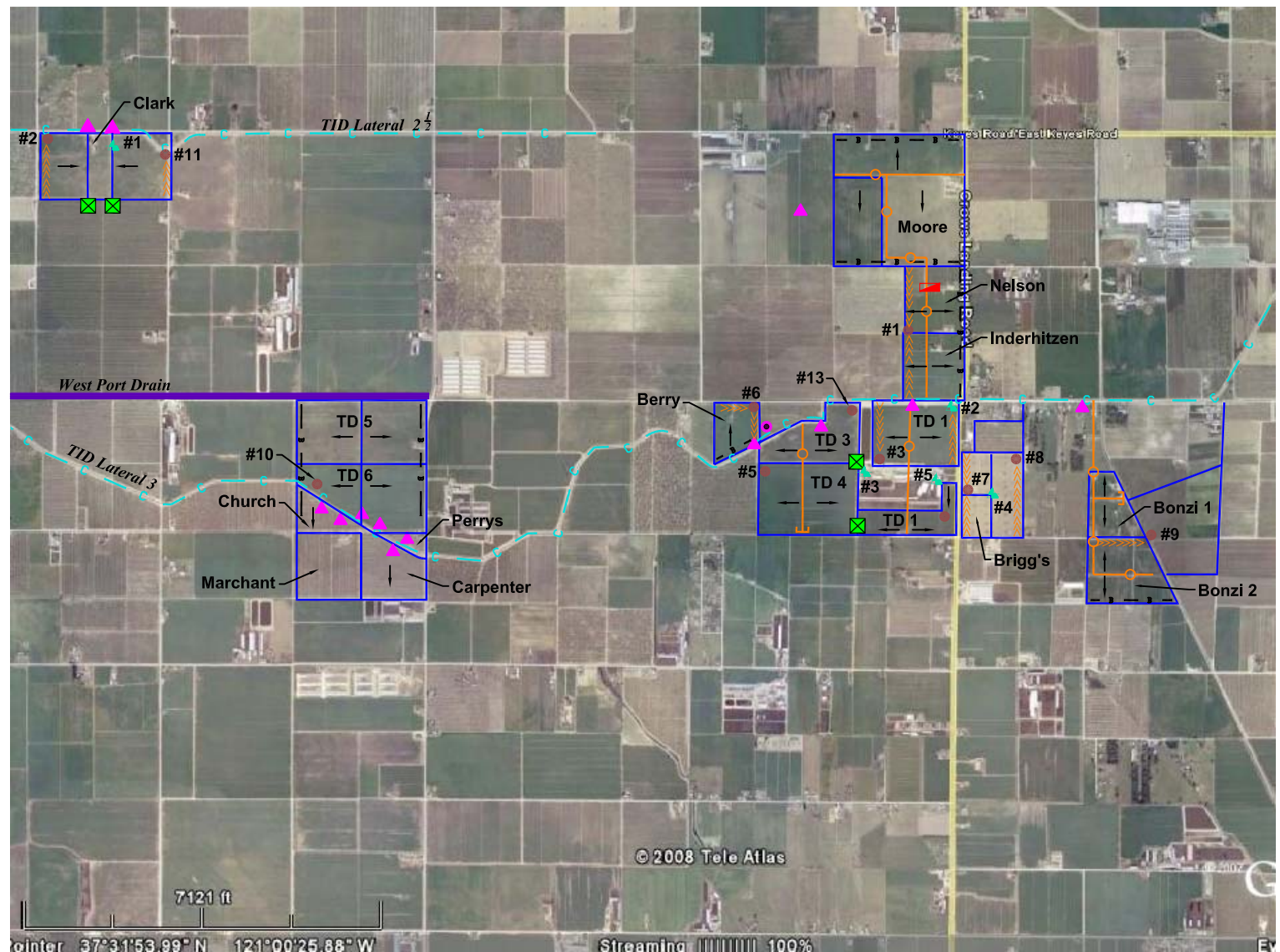
**FIGURE 3**  
FIELD AND CROPPING MAP

PROJECT NO.	DATE:	DRAWN BY:	APP. BY:
FRA-00	2/9/15	SB	JR

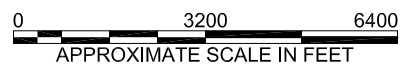


## LEGEND

-  Fields
-  Irrigation Well
-  TID Inlet Valve
-  Tailwater Pump
-  Tailwater Drain Pump
-  Drainage Ditches
-  Irrigation Mixing Box
-  Irrigation Flow
-  Irrigation Pipeline
-  Tailwater Recovery
-  Canal
-  Wastewater Lift Station
-  Irrigation Control Box



SCALE:



PROJECT NO.

FRA-00

DATE:

10/17/14

DRAWN BY:

SB

APP. BY:

JR

TRINKLER DAIRY  
STANISLAUS COUNTY, CA

**FIGURE 4**  
IRRIGATION SCHEMATIC



## NEGATIVE DECLARATION

**NAME OF PROJECT:** Use Permit Application No. PLN2015-0019 – Trinkler Dairy Farms, Inc.

**LOCATION OF PROJECT:** 7251 Crows Landing Road, at the southwest corner of Crows Landing and W Taylor Roads, in the Ceres area. (APN: 022-007-013).

**PROJECT DEVELOPERS:** Joe Rebiero, Trinkler Dairy Farms, Inc  
PO Box 10  
Ceres, CA 95307

**DESCRIPTION OF PROJECT:** Request to increase a dairy herd size from 3,150 to 5,175 animal units, consisting of: 3,180 milk cows, 600 dry cows, and 1,395 heifers [275 (15-24 months); 520 (4-6 months); and 600 calves (0-3 months)] in the A-2-40 (General Agriculture) zoning district. Expansion will require the construction of a freestall barn, a milk parlor, a calf barn, a feed storage pad, and a waste water storage pond (lagoon). The 220± acre parcel is located at 7251 Crows Landing Road, at the southwest corner of Crows Landing and W. Taylor Roads, in the Ceres area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

Based upon the Initial Study, dated December 9, 2016, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Rachel Wyse, Associate Planner

Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354