



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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**Referral
 Early Consultation**

2019049088

Date: April 12, 2019
 To: Distribution List (See Attachment A)
 From: Kristen Anaya, Assistant Planner
 Department of Planning and Community Development
 Subject: USE PERMIT APPLICATION NO. PLN2019-0024 – LANGWORTH DAIRY
 Respond By: April 30, 2019

******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.

Applicant: Maria Silva, Langworth Dairy
Project Location: 5306 Langworth Road, between Patterson and Claribel Roads, in the Oakdale area
APN: 062-027-003
Williamson Act Contract: 1976-2127
General Plan: Agriculture
Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to reorganize the herd at an existing dairy facility, located on a 75.25± acre parcel, in the A-2-40 (General Agriculture) zoning district. This is a request to expand the approved number of combined milk and dry cows from 570 to 975. Calf numbers are to increase from 110 to 125. Heifers will be housed at an off-site heifer facility. Nutrients produced from the herd will be utilized to fertilize approximately 55 farmable acres on the same parcel. No construction is proposed, but the applicant proposes to add an additional wastewater storage pond with a

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storage capacity of approximately 340,481 cubic feet; otherwise, the existing dairy operation contains all the necessary corrals, feed storage, and utilities necessary to accommodate the proposed herd modification. The site is served by a private well and septic system and receives irrigation water from Oakdale Irrigation District. The site takes access off of County-maintained Langworth Road.

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