



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2021070146

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit Application No. PLN2021-0033 - John Brasil Dairy
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 1707 and 2300 S Mitchell Road City/Nearest Community: City of Turlock
Cross Streets: W Linwood Rd Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 000 00' 00" W Total Acres: 135.5± acres

Assessor's Parcel Number: 058-016-016, 058-015-012 and 058-015-008 Section: 25 Twp.: 5 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: Airports: Railways: Schools: Waterways: TID Lower Lat. No. 4 1/2 and No. 5, and Ceres Main Canal

Local Public Review Period: (to be filled in by lead agency)

Starting Date: June 16, 2023 Ending Date: July 19, 2023

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] NEPA: [ ] NOI [ ] OTHER: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ X ] Mit Neg Dec [ ] Other: [ ] FONSI

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

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

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geological/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other

Present Land Use/Zoning/General Plan Designation:

Confined animal facility, cropland, rural residences (incl. employee housing), and accessory structures / General Agriculture (A-2-40)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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

**Request to expand the herd of an existing dairy facility located on three parcels across a total of 135.5± acres, in the General Agriculture (A-2-40) zoning district. The applicant proposes to expand the herd from 442 mature cows to 1,500 mature cows, consisting of primarily milk cows and no dry cows. Under this request, the applicant also proposes to increase support stock number from 600 to 1,200. The increase to support stock will consist of 400 heifers 7-14 months old; 400 heifers 4-8 months old; and 400 calves 4-6 months old. Additionally, the applicant proposes to construct a 10,140± square-foot free stall barn on APN 058-016-016, corrals totaling 5± acres in area on APN 058-015-012, and a new wastewater pond 1.3± acres in size on APN 058-015-008. The applicant anticipates an increase of 2,184± cubic feet of additional manure per day generated on the facility from the proposed herd expansion for a total of 3,866± cubic feet of manure per day. Nutrients produced from the herd will be utilized to fertilize approximately 72± acres of irrigated cropland located across the project site. Hours of operation are 24-hours a day, seven days a week. There is a single-family dwelling developed on APN 058-016-016 and three single-family dwellings on APN 058-015-012 for a total of four single-family dwellings, which are occupied by employees and their families. There are currently four employees; the proposed request is not expected to increase the number of employees. All four existing employees live on-site; no additional housing is proposed as part of this request. The applicant does not anticipate any customers on-site. The dairy currently receives three visits for tallow and veterinary services every two weeks, and a total of four milk and feed truck trips per day. The proposed request is expected to increase the number of feed truck trips by one for a combined total of five milk and feed truck trips per day as part of this request; no increase to the current milk truck trips or visitors are proposed. The existing facility is currently improved with 125,447± square feet of dairy and residential building space and 20.5± acres of corrals, storage ponds, and feed storage. The site is served by private wells and septic system and has access to County-maintained W Linwood Avenue and S Mitchell Road.**

**Reviewing Agencies Checklist:**

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".*

- |  |   |
|--|---|
| <input type="checkbox"/> Air Resources Board                       | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of        | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Emergency Management Agency    | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Highway Patrol                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> Caltrans District # <u>10</u>             | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics          | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning                         | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Central Valley Flood Protection Board     | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy    | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coastal Commission                        | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Colorado River Board Commission           | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input checked="" type="checkbox"/> Conservation, Department of    | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Corrections, Department of                | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Delta Protection Commission               | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Education, Department of                  | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                         | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>  | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food & Agriculture, Department of         | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> General Services, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Health Services, Department of            | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Housing & Community Development           | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board         | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission       |   |

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

---

Consulting Firm: **Stanislaus County**  
Address: **1010 10<sup>th</sup> Street, Suite 3400**  
City/State/Zip: **Modesto, CA 95354**  
Contact: **Teresa McDonald, Associate Planner**  
Phone: **(209) 525-6330**

---

Applicant: **John Brasil**  
Address: **2613 South Mitchell Road**  
City/State/Zip: **Turlock, CA 95380**  
Contact: **Manny Sousa dba Sousa Engineering**  
Phone: **209-238-3151**

Signature of Lead Agency Representative: Signature on file

Date: Jun16, 2023