



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2021110170

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. PLN2021-0087 - Jordao Dairy

Lead Agency: Stanislaus County Planning and Community Development
Contact Person: Emily DeAnda, Associate Planner
Street Address: 1010 10th Street, Suite 3400
Phone/Email: (209) 525-6330/planning@stancounty.com
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 6025 S. Central Ave. City/Nearest Community: Turlock

Cross Streets: Central Ave and Morgan Street Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): -120° 57' 31.6182" W / 37° 26' 6.252" N Total Acres: 79.74 acres

Assessor's Parcel Number: 057-004-013 Section: 3 Twp.: 6 Range: 9 Base: MDB&M

Within 2 Miles: State Hwy #: N/A Waterways: River

Airports: N/A Railways: N/A Schools: Chatom Union School District and Turlock Unified

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

Starting Date: May 15, 2026 Ending Date: June 18, 2026

Document Type:

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

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 Dairy

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] 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 [x] Other N/A

Present Land Use/Zoning/General Plan Designation:

Dairy/A-2-40/Agriculture

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

Request to increase the herd size from 1,985 mature cows to 3,990 and to allow construction of three loafing barns totaling 236,000± square feet at an existing dairy facility located on a 79.74± acre parcel in the General Agriculture (A-2-40) zoning district. The request includes an increase of 1,055 milk and 210 dry cows and support stock numbers by 800, and a reduction of 60 calves on-site for a total of 90 calves to remain on-site under this request. The existing facility is currently improved with: 548,285 square feet of free stall barns, loafing barns, and other accessory structures associated with the dairy, a dry manure storage area, two feed storage areas, 12 exercise pens, and two wastewater ponds. Additionally, eight single-family residences have been developed on the property, two of which are utilized by the property owner and six are utilized by employees who live on-site. The applicant proposes to construct three new loafing barns for animal housing totaling 236,000± square feet in size, to convert one existing 76,700 square-foot loafing barn to a free stall barn, and to install an anaerobic digester, within the existing dairy production area boundary. The applicant anticipates an increase of 3,385 cubic feet of additional manure per-day generated from the proposed herd expansion for a total of 6,094 cubic feet of manure per-day for the entire dairy operation. Nutrients produced from the herd will be used to fertilize 897 acres of irrigated cropland on parcels located in both Stanislaus and Merced Counties on land owned by the dairy operator. Hours of operation are up to 24 hours per-day, seven days a week. There are currently eight employees on a maximum shift. The proposed request is expected to increase the number of employees by four for a total of 12 employees on a maximum shift: eight employees will continue to live on-site, and four employees will live off-site. No new employee housing is proposed as part of this request. The applicant does not anticipate any customers on-site. The dairy currently receives a total of two milk truck trips per-day, four feed truck trips per week, three truck trips for tallow per week, and two trips for veterinary services per month. The proposed request is expected to increase the number of feed truck trips by two for a total of six round trip feed truck trips per-week and increase milk truck trips by one for a total of three round trip milk truck trips per-day. The number of tallow truck and veterinary trips are not expected to increase as part of this request. If all of the proposed truck and vehicle trips were to occur on the same day, there would be a total of 28 truck trips (14 trucks entering and leaving the project site), and eight vehicle trips (a total of four employees entering and leaving the project site) anticipated per-day for a maximum of 36 trips per-day which is an increase of 14 trips per-day from existing operations which includes 22 truck trips and no employee vehicle trips in and out of the facility. The project site is served by private well and septic system and has access to a County-maintained road by way of S. Central Avenue. Confined Animal Facilities (CAF), which include dairies, are considered to be permitted agricultural uses; however, a use permit is required for new or expanding CAFs requiring a new or modified permit waiver, order, or Waste Discharge Requirements (WDRs) from the Regional Water Quality Control Board (RWQCB), where the issuance of such permit, waiver, order, or WDR requires compliance with the California Environmental Quality Act (CEQA) (Section 21.20.030 (F) of the Stanislaus County Zoning Code). The County adopted the use permit requirement in 2003 in order to allow the County to facilitate the environmental review (in accordance with CEQA) required for issuance of any permit, waiver, order, or WDR by the RWQCB.

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".

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| <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: **Sousa Engineering**
Address: **P.O. Box 1613**
City/State/Zip: **Oakdale, CA 95361**
Contact: **Manny Sousa**
Phone/Email: **209-238-3151/planning@stancounty.com**

Applicant: **Joe Jordao, Jordao Dairy**
Address: **6025 Central Avenue**
City/State/Zip: **Turlock, CA 95380**
Contact: **Joe Jordao**
Phone/Email: **209-678-1705/joejordao@aol.com**

Signature of Lead Agency Representative: *Emily DeAnda*
Emily DeAnda (May 15, 2026 10:34:25 PDT)

Date: May 15, 2026