



APPLICATION REFERRAL: Public Hearing

Project Planner: Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500075 (C)**

PROPERTY OWNER: Frank J. Borges
1518 Thunderbird Dr.
Modesto, CA 95356-9674

APPLICANT: Frederick Tornatore
5430 Carson Drive
Sacramento, CA 95819

PROJECT DESCRIPTION: A Conditional Use Permit application to establish an anaerobic dairy digester consisting of two 7,200 square foot digester buildings on a 2-acre project footprint on two parcels totaling 78.8-acres. The proposed anaerobic digesters produce methane from cow manure. The parcel has direct access from East Brady Road. The project site is currently served by an on-site well for water, an on-site septic system for wastewater, and natural storm drainage. The parcel is under Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is on the South side of East Brady Road, 3,130' East of South Manteca Boulevard, Manteca. (APN/Address: 257-220-05, -04 / 8350 E Brady Road, Manteca) (Supervisory District: 5)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-9653 or via email at [sstowers@sjgov.org](mailto:ssowers@sjgov.org)) no later than June 26, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: May 29, 2026

TO:

SJC Supervisor: District 5	Air Pollution Control District	Ripon Unified School District
SJC Agricultural Commissioner	CA Dept. of Conservation	Lathrop-Manteca Fire District
SJC Assessor	CA Dept. of Toxic Substances Control	CA Native American Heritage Commission
SJC Building Division / Plan Check	CA Energy Commission	City of Tracy
SJC Code Enforcement	Public Utilities Commission	City of Manteca- Development Services
SJC Environmental Health	CA Fish & Wildlife Region: 2	Federal Emergency Management Agency
SJC Fire Prevention Bureau	Sierra Club	North Valley Yokuts Tribe
SJC Public Works	California Tribal TANF Partnership	United Auburn Indian Community
SJC Sheriff Communications Director	Buena Vista Rancheria	CVR Water Quality Board
San Joaquin Council of Governments	California Valley Miwok Tribe	South San Joaquin Irrigation District
PG&E- Plan Review	Farm Bureau	