

2019039055

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Hilmar Cheese Company Major Modification To Conditional Use Permit 08-011

Lead Agency: Merced County Planning and Community Development Dept Contact Person: Brian Guerrero
Mailing Address: 2222 M Street, Second Floor Phone: (209) 385-7654, ext. 4578
City: Merced Zip: 95340 County: Merced

Project Location: County: Merced City/Nearest Community: Hilmar
Cross Streets: Oslo Road and Lander Avenue Zip Code: 95324
Longitude/Latitude (degrees, minutes and seconds): 37 025 ' 33.58" N / 120 051 ' 3.87" W Total Acres: 88
Assessor's Parcel No.: 045-140-086, 045-140-087, 045-140-048 Section: S10 Twp.: T6S Range: R10E Base:
Within 2 Miles: State Hwy #: SR 165 Waterways:
Airports: Railways: Schools: Hilmar High; Elim Elem

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:

Governor's Office of Planning & Research
MAR 08 2019
STATE CLEARINGHOUSE

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [X] 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 _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. 202,100 Acres 4.6 Employees 88
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

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

Present Land Use/Zoning/General Plan Designation:
Agriculture/A-1 General Agriculture/Agriculture (A)

Project Description: (please use a separate page if necessary)
The proposed project consists of an application for a modification to existing CUP #08-011 to allow for the expansion of an existing facility located at 9001 North Lander Avenue in Hilmar, CA. The project site has been used for agricultural production and for processing cheese and other dairy products. The project would result in the construction of approximately 101,300 sf of new buildings and structures in Phase I and approximately 100,800 sf of new buildings and structures in Phase II. These buildings would be constructed in two phases over a 5-year period. The project includes approximately 114,000 sf of asphalt in Phase I and approximately 90,100 sf of asphalt in Phase II. A sphere of influence amendment and annexation of the project site area located south of August Avenue has been completed in the service boundaries of HCWD.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 3-8-2019
SCH COMPLIANCE 4-8-2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Colorado Rvr Bd, Conservation, CDFW # 4, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm., DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 5F, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy, Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019039055

Please forward late comments directly to the Lead Agency

AQMD/APCD 18
(Resources: 3/9)

Reviewing Agencies Checklist

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

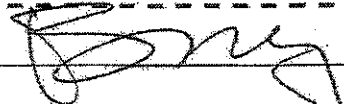
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California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

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

Starting Date March 8, 2019 Ending Date April 6, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF International</u>	Applicant: <u>Troy Roos, HCC Properties</u>
Address: <u>201 Mission Street, Suite 1600</u>	Address: <u>9001 North Lander Avenue</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>Hilmar, CA 95324</u>
Contact: <u>Aaron Carter</u>	Phone: <u>209-667-6076</u>
Phone: <u>415-677-7162</u>	

Signature of Lead Agency Representative:  **Date:** 3/5/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.