



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
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(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. PLN2022-0003 – FM Ingredients
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 10924 Hilmar Road City/Nearest Community: Turlock
Cross Streets: S. Morgan Rd and S. Central Ave Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 39.6±
Assessor's Parcel Number: 057-006-002 Section: 10 Twp.: 6 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: Airports: Waterways: San Joaquin River
Railways: Schools:

Local Public Review Period: (to be filled in by lead agency)
Starting Date: March 4, 2022 Ending Date: March 21, 2022

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] 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 [ ] 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.: 120,000 Acres: 2.75 Employees: 3 [ ] Power Type: MW
[ ] Educational [ ] Waste Facilities Type: MGD
[ ] Recreational [ ] Hazardous Waste Type:
[ ] OCS Related [ ] Other

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 [ ] Other Not Applicable

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling, agricultural storage structures / General Agriculture (A-2-40) / Agriculture

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

Request to establish an agricultural service establishment on a 39.64± acre parcel in the General Agriculture (A-2-40) zoning district. The proposal includes installation of micronutrient mineral batching equipment within and adjacent to an existing 120,000 square-foot agricultural storage building for the purpose of mixing nutrients for incorporation into dairy feed. The facility will be owned, operated by, and serve a small group of dairymen and industry professionals with Stanislaus and surrounding counties for the purpose of decreasing internal costs and to mix mineral blends to serve the needs of each individual dairy. The project site is improved with one single-family dwelling, barn, a 120,000 square-foot agricultural storage building. The balance of the property is not currently planted but receives irrigation water from an on-site deep well.

The facility will be highly automated and will operate with a maximum of three employees, 8:00 a.m. to 5:00 p.m., Monday through Friday, year-round. Up to three truck trips and customer trips will occur daily, with the customers consisting of the ownership group. An employee restroom is located within the existing agricultural storage building. The site is served by private on-site wastewater treatment system and well. Drainage is proposed to be handled on-site via overland runoff. The facility and related traffic will take access off County-maintained Hilmar Road via a proposed 20 foot all-weather access driveway.

**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: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Emily Basnight, Assistant Planner  
Phone: (209) 525-6330

Applicant: David Lamarre, Lamarre and Sons  
Address: 1918 Paulson Rd, #101  
City/State/Zip: Turlock, CA 95380  
Contact: David Lamarre  
Phone: (209) 667-6557

Signature of Lead Agency Representative: 

Date: 03/04/2022