



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2022030183

TO: State Clearinghouse FROM: Stanislaus County Planning & Community Development
P.O. Box 3044 1010 10th Street, Suite 3400, Modesto, CA 95354
Sacramento, CA 95812-3044 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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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: Hogin 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 #: Waterways: San Joaquin River
Airports: Railways: Schools:

Local Public Review Period: (to be filled in by lead agency)
Starting Date: July 22, 2022 Ending Date: August 22, 2022

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [X] 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:
[X] Industrial Sq.ft.: 125,000 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 [X] Other Not Applicable

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling, barn, agricultural storage building / 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 consisting of loadout and receiving elevators, and conveyors, within an existing 125,000± square-foot agricultural storage building, and construction of three prefabricated steel receiving feed silo tanks for the purpose of mixing nutrients for incorporation into dairy feed. The height of the proposed silos will be up to 52± feet tall. The facility will be owned, operated by, and serve a small group of dairymen and industry professionals within Stanislaus County, as well as dairies within surrounding counties, for the purpose of decreasing internal costs and to mix mineral blends to serve the needs of each individual dairy. The two-week referral previously circulated for the project indicated the project site was improved with one single-family dwelling, barn, and a 125,000± square-foot agricultural storage building; however, the barn indicated on-site also contains an area converted into a single-family dwelling. Additionally, there is an unpermitted office and restroom within the agricultural storage building. The property was formerly a dairy operation; however, the use of the dairy has ceased on the property. The project site is not currently planted, but receives irrigation water from an on-site deep well.

The facility will be mostly automated and will operate with a maximum of three employees, 8:00 a.m. to 5:00 p.m., seven days a week, year-round. Up to five truck trips and customer trips will occur daily, with the customers consisting of the ownership group who will pick up the mineral mix to be incorporated into dairy feed off-site. An employee restroom is located within the existing agricultural storage building. The site is served by a private well and on-site wastewater treatment system. 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 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 10th 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: Signature on file.

Date: _____