



## Referral Early Consultation

**Date:** March 17, 2022

**To:** Distribution List (See Attachment A)

**From:** Kristen Anaya, Assistant Planner, Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2021-0102 – DARLING INGREDIENTS, INC.

**Respond By:** April 1, 2022

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** William R. McMurtry, Darling Ingredients, Inc.

**Project Location:** 11946 South Carpenter Road, east of the San Joaquin River, north of the TID Lateral No. 5, in the Crows Landing area.

**APN:** 058-022-005

**Williamson Act Contract:** Not Applicable

**General Plan:** Agriculture

**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** Request to expand an existing legal non-conforming (LNC) animal rendering plant located within a 9± acre portion of a 74± acre parcel in the General Agriculture (A-2-40) zoning district. The existing facility consists of approximately 63,623± square feet of structures, tanks, silos, and pipelines, which serve to render beef and poultry animal byproduct, which consists of carcasses, offal, fat, and bone into useable products such as: gelatin, edible fats, feed-grade fats, animal proteins and meals, plasma, pet food ingredients, organic fertilizers, fuel feedstocks, and yellow grease. The LNC use has been expanded over the years under Use Permit No. 73-03 and several subsequent Staff Approval Permits. The proposed modifications exceed 25% expansion of an approved use (Use Permit 73-03) allowed with Staff Approval Permits in accordance with County Code Section 21.100.050(A) and consequently, a new Use Permit is required. Specifically, this request proposes to increase the permitted daily processing throughput from 1,650,000 pounds per

day to 1,850,000 pounds per day; construct a new single-story, approximately 25 feet tall, 2,160± square-foot loadout building, which will serve to ship out finished segregated products; construct an 800± square-foot addition to the boiler structure, which cooks down the byproducts by eliminating moisture and separating fats from proteins; install approximately 10,700± square feet of new exterior equipment consisting of silos, fat tanks, to improve processing efficiency and the existing odor abatement system; and provide flexibility for future expansion by proposing an additional 30% increase in structural footprint consisting of a 23,300± square-foot shell building for future utilization. At the time the facility proposes to expand in the future, a Staff Approval Permit will be required to specify the proposed use of the shell structure.

The project site is improved with a block wall and trees installed along the road frontage. Additionally, the site is partially paved with the exception of a dirt parking area comprising 35 parking stalls and a dirt trailer parking area. A complete building and on-site infrastructure breakdown can be viewed in the attached site plan. The facility is also supported by on-site wastewater holding ponds which are regulated by Waste Discharge Requirements through the Regional Water Quality Control Board. Wastewater generated by the facility is spread on on-site row crops, which receive irrigation water from Turlock Irrigation District. A new domestic well is proposed, permitted through the Department of Environmental Resources. The facility is currently regulated by the Stanislaus County Department of Environmental Resources as a Public Water System (PWS) and the site is served by on-site wells for domestic water purposes and an on-site wastewater treatment system for wastewater service. All vehicular traffic to the site takes access off South Carpenter Road via a paved and gated driveway. The facility operates 24 hours per day, seven days per week, year-round with approximately 52 employees working at this location. A maximum shift consists of 12 employees, and minimum shift of six. The requested improvements are anticipated to add up to 10 additional employees for the maximum shift. The facility currently has approximately 140 one-way truck trips (70 round trips) and proposes an increase of 18 additional one-way trips (nine round trips) per day.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**USE PERMIT APPLICATION NO. PLN2021-0102 – DARLING INGREDIENTS, INC.**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: MOUNTAIN VIEW FIRE	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN GSA		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: CHATOM UNION		USDA NRCS
X	SCHOOL DIST 2: TURLOCK UNIFIED	X	WATER DIST: TURLOCK
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2021-0102 – DARLING INGREDIENTS, INC.

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

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Response prepared by:






Name	Title	Date
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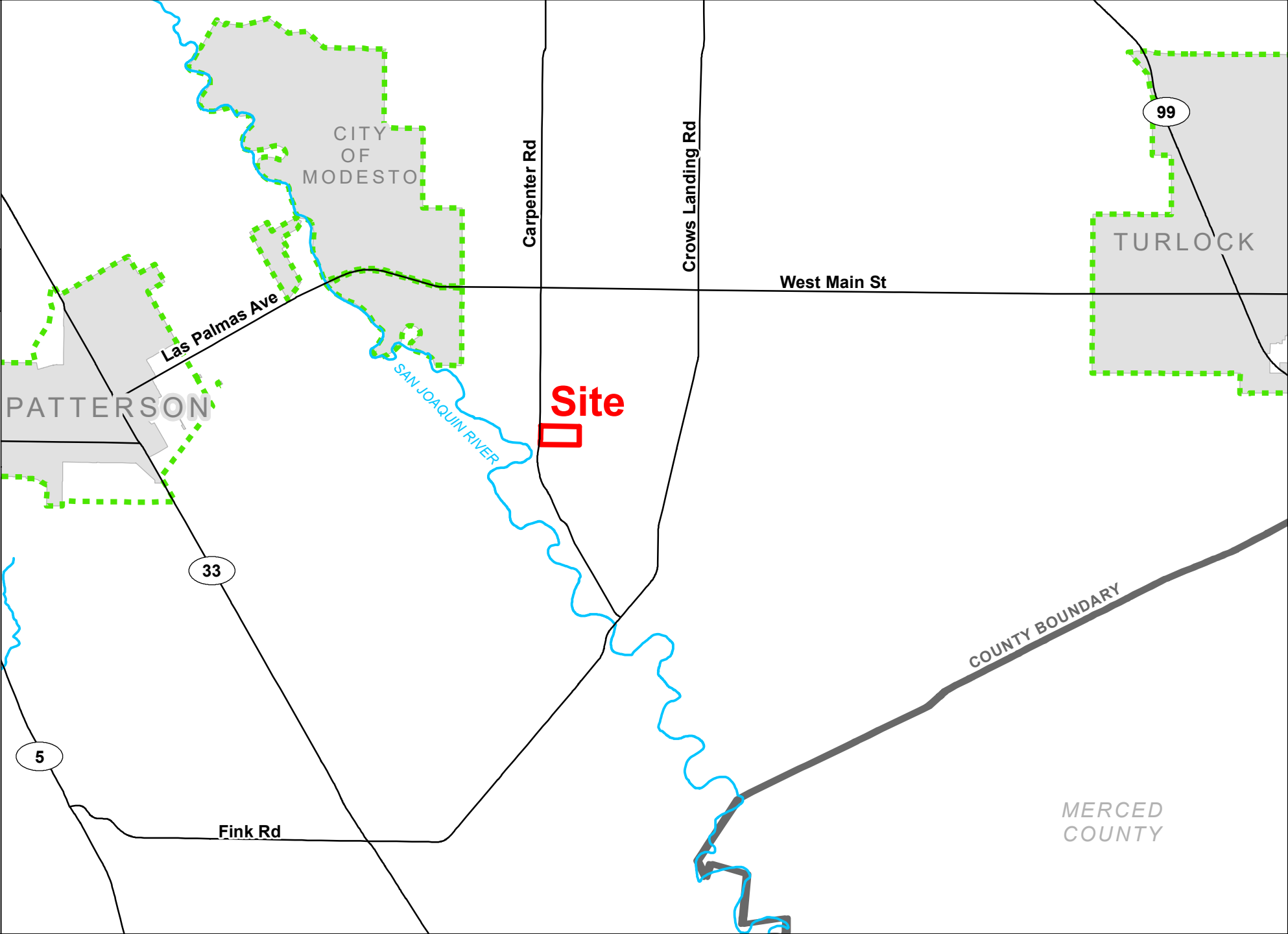
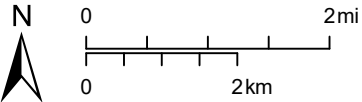
DARLING  
INGREDIENTS INC

UP  
PLN2021-0102

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River







# DARLING INGREDIENTS INC

UP  
PLN2021-0102

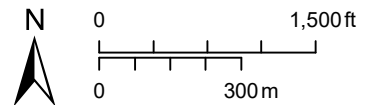
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

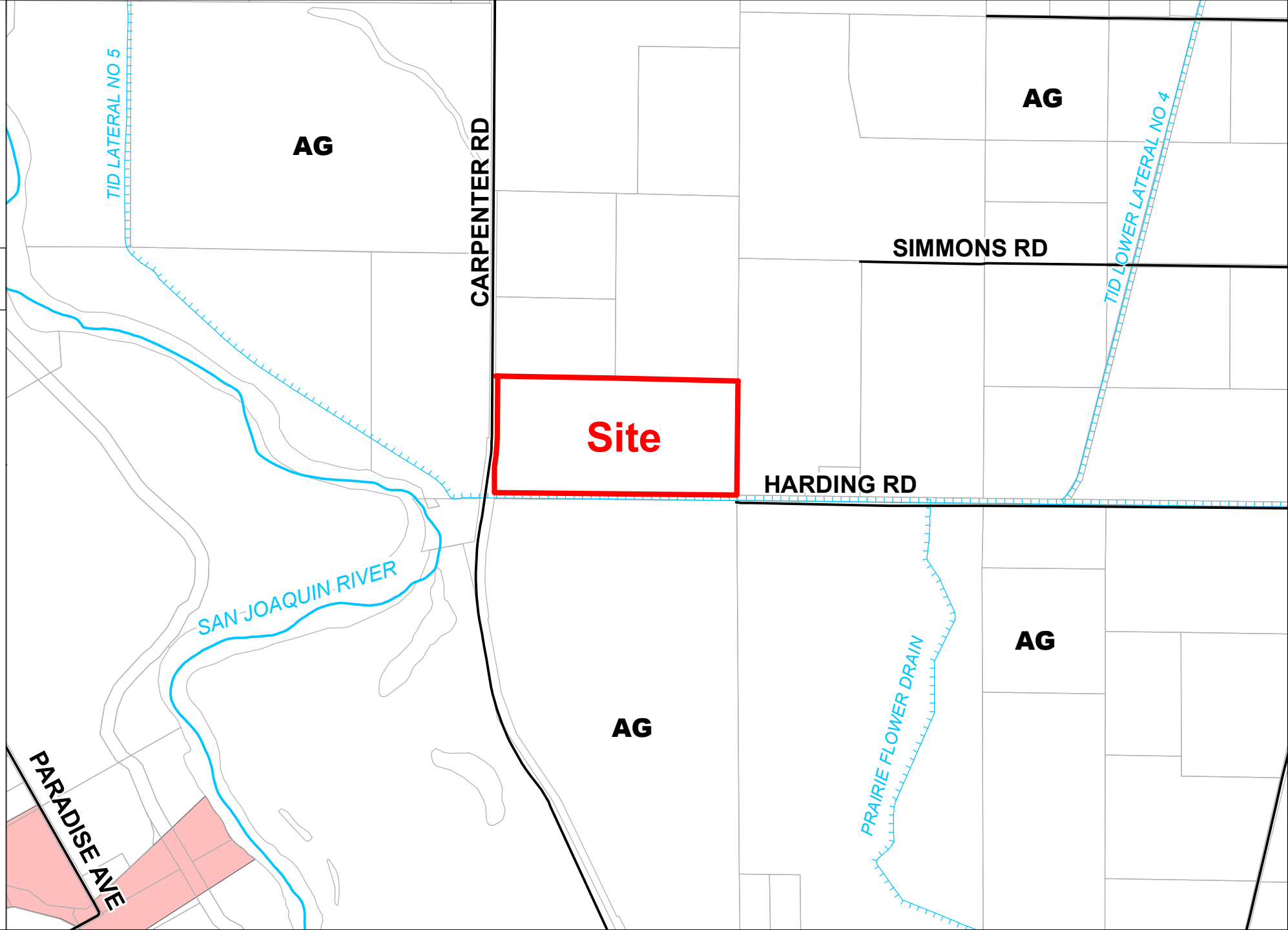
### General Plan

-  Agriculture
-  Commercial



Source: Planning Department GIS

Date: 11/15/2021



DARLING  
INGREDIENTS INC

UP  
PLN2021-0102

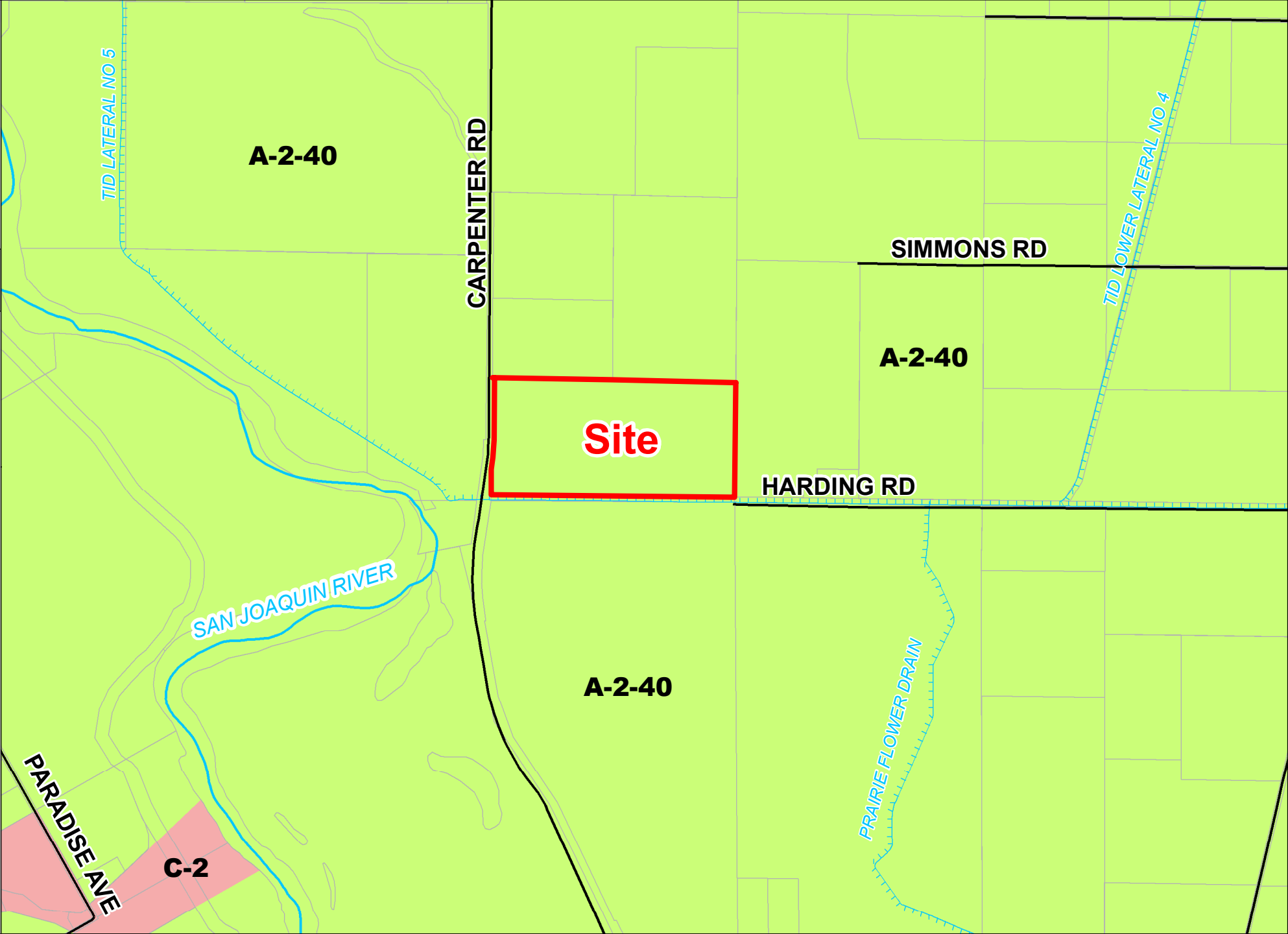
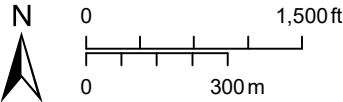
ZONING MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

Zoning Designation

- General Agriculture 40 Acre
- General Commercial









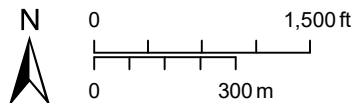
# DARLING INGREDIENTS INC

UP  
PLN2021-0102

## 2021 AERIAL AREA MAP

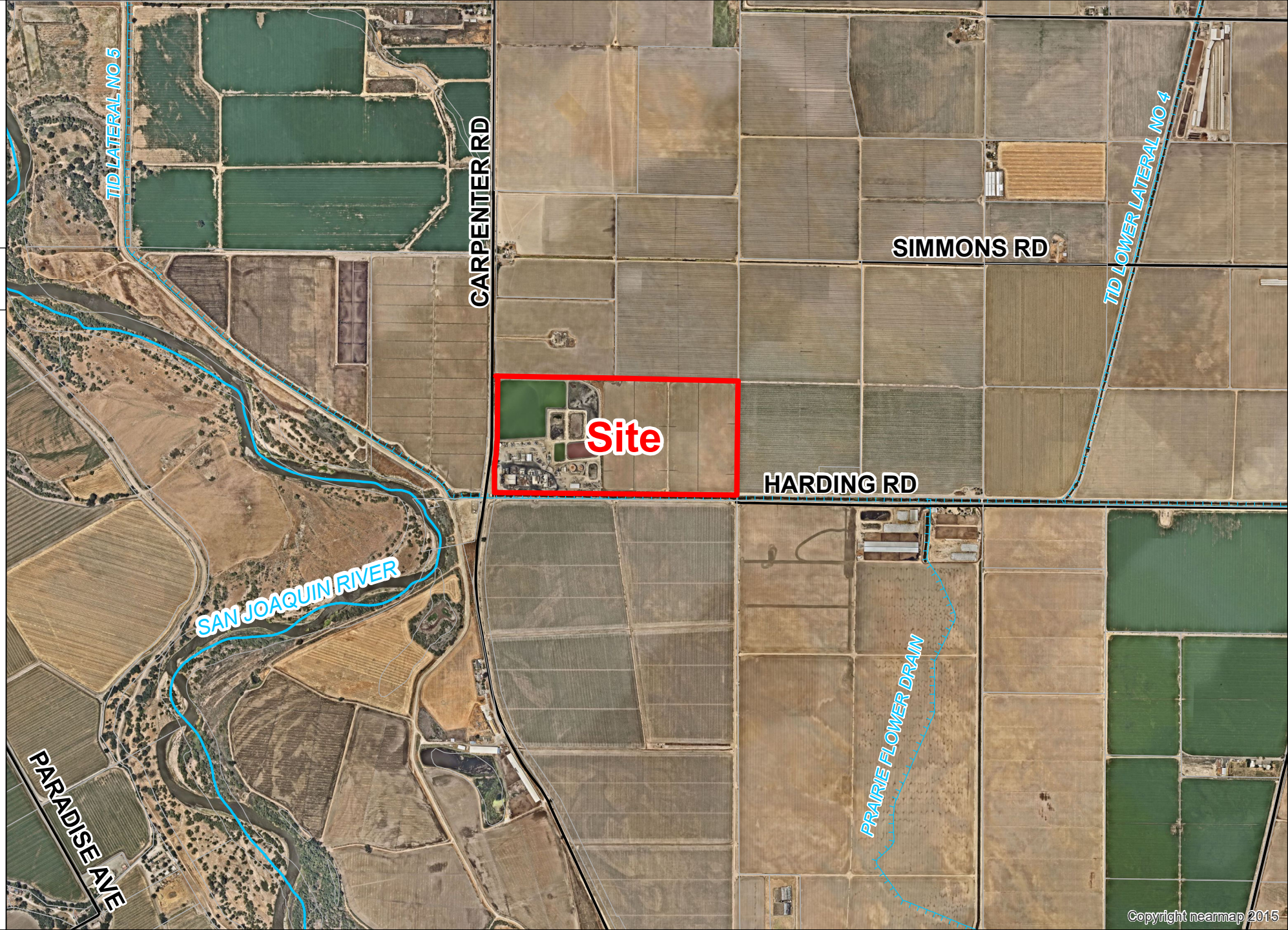
### LEGEND

-  Project Site
-  Road
-  River
-  Canal



Source: Planning Department GIS

Date: 11/15/2021



Copyright nearmap 2015




# DARLING INGREDIENTS INC

UP  
PLN2021-0102

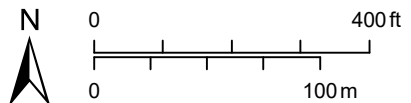
## 2021 AERIAL SITE MAP

### LEGEND

 Project Site

 Road

 Canal



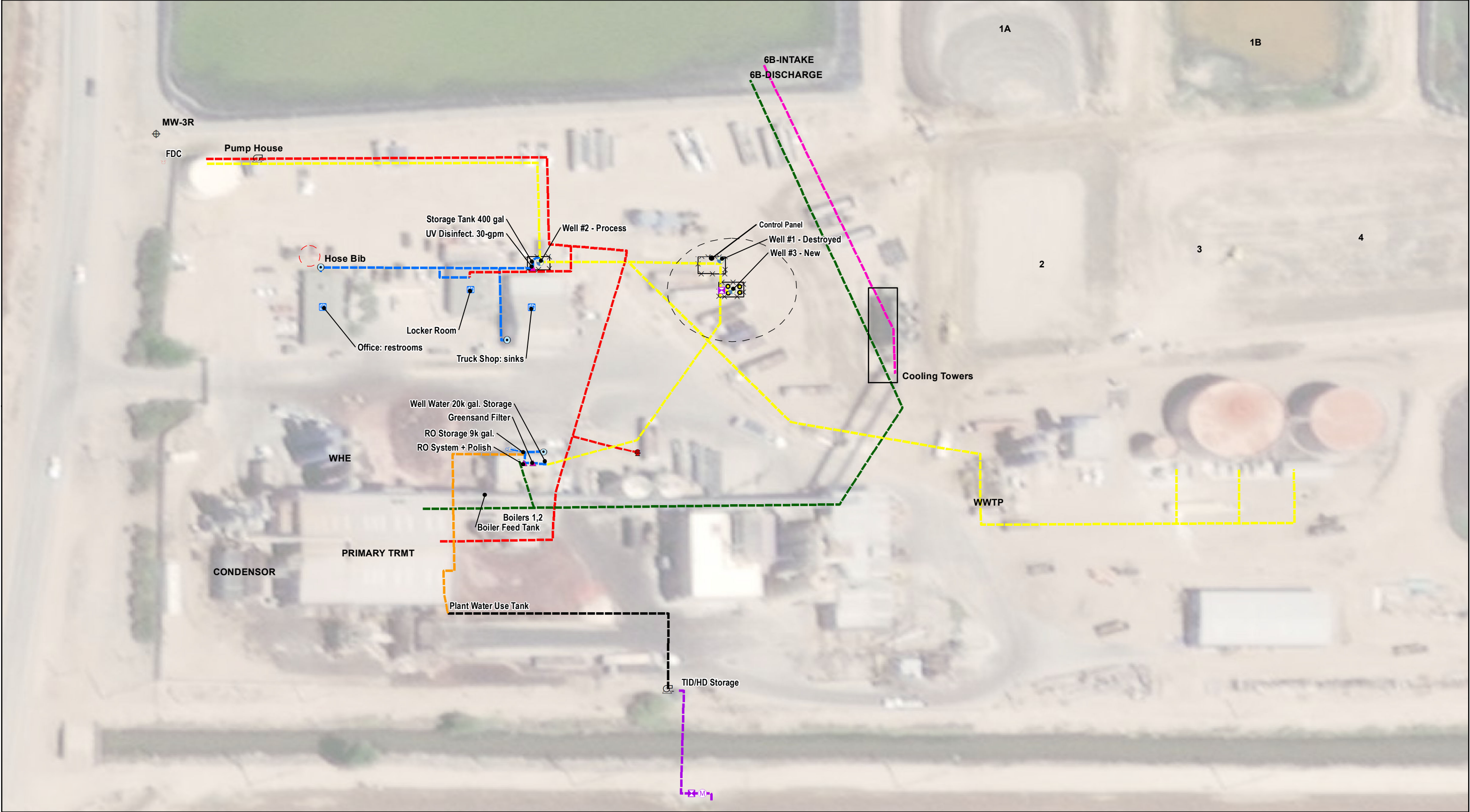
CARPENTER RD

Site

TID LATERAL NO 5



Figure Exported: 12/12/2020 By: kalmestad Using: \\woodardcurran.net\Shared\Projects\RM\WC\R0711 Darling Industries\Tullock Facility Water Permit (0711-001)\JB - Project Work\05\_GIS\Darling Site Map Oct2020.mxd



**Site Plan**

Darling Ingredients, Inc.  
11946 Carpenter Road  
Crow's Landing, CA

**Figure 2**

*Legend*

**Water Facilities**

- Production Well
- Domestic Uses
- Fire Dept Conn



Fire Hydrant



Water Treatment



Monitoring Well



Hose Bib



Eye Wash



Meter



Backflow Prevention



Pump



Well Water



Water Line



Fire Line



Recycled Water



RO Reject



CT Makeup Water



Blowdown



Plant



Bollards



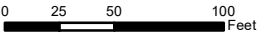
Fence



N



Project #: 0711001.01  
Map Created: October 2020

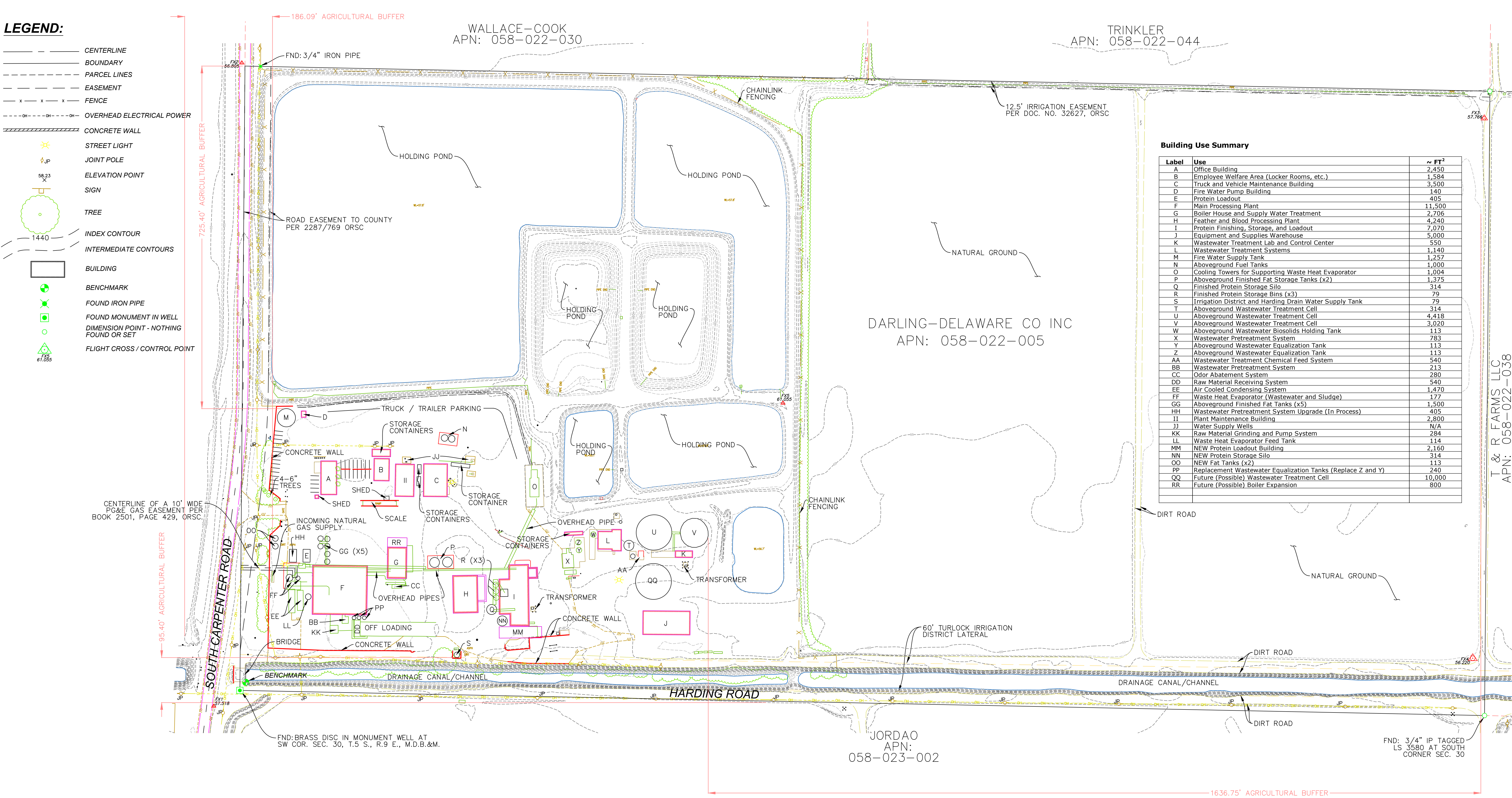


Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. **Data Sources:**



LEGEND:

- CENTERLINE  
BOUNDARY  
PARCEL LINES  
EASEMENT  
FENCE  
OVERHEAD ELECTRICAL POWER  
CONCRETE WALL  
STREET LIGHT  
JOINT POLE  
ELEVATION POINT  
SIGN  
TREE  
INDEX CONTOUR  
INTERMEDIATE CONTOURS  
BUILDING  
BENCHMARK  
FOUND IRON PIPE  
FOUND MONUMENT IN WELL  
DIMENSION POINT - NOTHING FOUND OR SET  
FLIGHT CROSS / CONTROL POINT

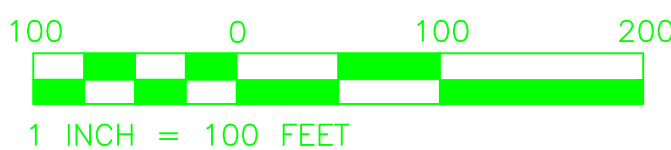


Building Use Summary

Label	Use	~ FT <sup>2</sup>
A	Office Building	2,450
B	Employee Welfare Area (Locker Rooms, etc.)	1,584
C	Truck and Vehicle Maintenance Building	3,500
D	Fire Water Pump Building	140
E	Protein Loadout	405
F	Main Processing Plant	11,500
G	Boiler House and Supply Water Treatment	2,706
H	Feather and Blood Processing Plant	4,240
I	Protein Finishing, Storage, and Loadout	7,070
J	Equipment and Supplies Warehouse	5,000
K	Wastewater Treatment Lab and Control Center	550
L	Wastewater Treatment Systems	1,140
M	Fire Water Supply Tank	1,257
N	Aboveground Fuel Tanks	1,000
O	Cooling Towers for Supporting Waste Heat Evaporator	1,004
P	Aboveground Finished Fat Storage Tanks (x2)	1,375
Q	Finished Protein Storage Silo	314
R	Finished Protein Storage Bins (x3)	79
S	Irrigation District and Harding Drain Water Supply Tank	79
T	Aboveground Wastewater Treatment Cell	314
U	Aboveground Wastewater Treatment Cell	4,418
V	Aboveground Wastewater Treatment Cell	3,020
W	Aboveground Wastewater Biosolids Holding Tank	113
X	Wastewater Pretreatment System	783
Y	Aboveground Wastewater Equalization Tank	113
Z	Aboveground Wastewater Equalization Tank	113
AA	Wastewater Treatment Chemical Feed System	540
BB	Wastewater Pretreatment System	213
CC	Odor Abatement System	280
DD	Raw Material Receiving System	540
EE	Air Cooled Condensing System	1,470
FF	Waste Heat Evaporator (Wastewater and Sludge)	177
GG	Aboveground Finished Fat Tanks (x5)	1,500
HH	Wastewater Pretreatment System Upgrade (In Process)	405
II	Plant Maintenance Building	2,800
JJ	Water Supply Wells	N/A
KK	Raw Material Grinding and Pump System	284
LL	Waste Heat Evaporator Feed Tank	114
MM	NEW Protein Loadout Building	2,160
NN	NEW Protein Storage Silo	314
OO	NEW Fat Tanks (x2)	113
PP	Replacement Wastewater Equalization Tanks (Replace Z and Y)	240
QQ	Future (Possible) Wastewater Treatment Cell	10,000
RR	Future (Possible) Boiler Expansion	800

ABBREVIATIONS:

- AC ASPHALT CONCRETE  
BLDG BUILDING  
CONC CONCRETE  
CL CENTERLINE  
DI DRAIN / DROP INLET  
(E) EXISTING  
EC END CURVE  
EP EDGE OF PAVEMENT  
ETW EDGE OF TRAVELED WAY  
FDC FIRE DEPARTMENT CONNECTION  
FF FINISH FLOOR  
FG FINISHED GROUND  
FH FIRE HYDRANT  
FOC FACE OF CURB  
FP FINISH PAVEMENT  
GB GRADE BREAK  
GR GRATE ELEVATION  
GV GATE VALVE  
IRR IRRIGATION  
INV INVERT  
JP JOINT POLE  
MAX MAXIMUM  
MH MAINTENANCE HOLE  
OH OVERHEAD  
(P) PROPOSED  
PCC PORTLAND CEMENT CONCRETE  
PL PROPERTY LINE  
POC POINT OF CONNECTION  
PUE PUBLIC UTILITY EASEMENT  
ROW RIGHT-OF-WAY  
SDMH STORM DRAIN MANHOLE  
SD STORM DRAIN  
SE SOUTHEAST  
SS SANITARY SEWER  
SSCO SANITARY SEWER CLEAN OUT  
SW SIDEWALK OR SOUTHWEST  
W WATER  
WV WATER VALVE



REV	COMMENTS	NAME	DATE	CHKD



4221 Alexandria Pike  
Cold Spring, Kentucky 41076-1821  
www.darlingill.com  
Phone: 859.781.2010  
Fax: 859.344.2250

DESCRIPTION  
BOUNDARY AND TOPOGRAPHIC SURVEY  
TURLOCK, CA

DRAWN BY  
GConley  
APPROVED BY  
DATE  
9/23/2021  
ASSY NO.  
OLD NO.

SIZE	SCALE	PLANT NO.	PAGE	OF	DRAWING NO.	REV
D	N/A	660	1	1	660 53 300	B.1



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

## APPLICATION QUESTIONNAIRE

**Please Check all applicable boxes****APPLICATION FOR:**

Staff is available to assist you with determining which applications are necessary

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

**PLANNING STAFF USE ONLY:**Application No(s): PLN 2021-0102Date: 10/27/21S 30 T 5 R 9GP Designation: AgricultureZoning: A-2-40Fee: \$4989.00Receipt No. 563015Received By: KA

Notes: \_\_\_\_\_

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**\*Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

See the attached Project Description



**Project Description**  
**Darling Ingredients Inc.**  
**Use Permit Amendment Application**

**Background**

Darling is a global developer of sustainable natural ingredients from edible and inedible bio-nutrients, creating a wide range of ingredients and customized specialty solutions for customers in the pharmaceutical, food, pet food, feed, technical, fuel, bioenergy and fertilizer industries. The Company collects and transforms all aspects of animal by-product streams into useable and specialty ingredients, such as gelatin, edible fats, feed-grade fats, animal proteins and meals, plasma, pet food ingredients, organic fertilizers, yellow grease, fuel feedstocks, and green energy. The Company also recovers and converts used cooking oil and commercial bakery residuals into valuable feed and fuel ingredients. Darling is a publicly owned corporation whose shares are traded on the NYSE under the symbol DAR. More information can be found at <https://www.darlingii.com/>.

In 2021 Bloomberg and TBD Media Group announced Darling as one of the top 50 Sustainability and Climate Change leaders. They believe Darling is a sustainable creator that is meeting the challenges our planet is facing today by developing solutions that will shape our society going forward. The Company is recognized for its focus on seeking better ways to meet the growing demands of the world, while reducing the carbon emissions needed to produce products and minimizing the impact on our environment. As demand on natural resources rise, with more mouths to feed and higher demand for transportation energy, Darling is believed to be at the forefront to reduce the impacts of climate change.

It is also important to note that Darling is a critical service provider to the food production industry (e.g. dairy, poultry, beef, etc.) and has been a fully functioning essential business during the Pandemic. Without our services there can be interruptions in the food supply chain and the byproducts we process have the potential to be mismanaged in ways that can have a significant impact on public health and the environment.

Finally, Darling holds a Board Seat with the Valley Water Collaborative (VWC) and we are actively working with the VWC and the Water Board to meet our obligations under both the Salt and Nitrate initiatives under the CV-SALTS program. This includes providing a source of safe drinking water to impacted well owners in the Turlock Management Zone. Note there are several wastewater improvements driven by these initiatives which are currently in process at the facility.

**The Facility**

In operation for more than 50 years the Darling Turlock, CA facility is currently producing animal and plant-based fat and protein based as ingredients for use in the production of renewable diesel and organic fertilizer. The basic conversion process involves the use of steam to heat the incoming byproducts, referred to by the industry as Cooking, which allows the fats to separate from the proteins where they are then further refined in a limited way before being made available for sale as a finished ingredient. The Facility and Project are located at 11946 Carpenter Road, in Crows Landing and within Stanislaus County. The Facility is bounded by Carpenter Road to the west and Harding Road to the south and is located approximately nine (9) miles west of the City of Turlock (APN 058-022-005).

## **The Project**

Darling operates under County Use Permit 73-13 and subsequent modifications by staff approval or building permit. Darling is proposing the following changes at its facility:

1. Increase the daily processing throughput from 1,650,000 lb/day to 1,850,000 lb/day. The current 1,650,000 lb/day limit is memorialized in the facilities Permit to Operate (PTO) from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This will be accomplished by removing a "batch" Cooking process and replacing it with a "continuous" Cooking process. The continuous process is more efficient and allows for faster processing resulting in the potential change throughput.
2. This Cooking process change will also allow for species (poultry and beef) segregation of the byproducts being processed. This segregation will add more value to the finished fat and protein ingredients produced.
3. In support of these changes there will be modifications to the byproduct receiving pit and feed system, water vapor condensing system, fat presses, and centrifuges. All these changes will take place within the existing building footprint.
4. With our industry having the potential to create an odor profile, the odor abatement system will be upgraded to include more scrubber pretreatment ahead of the existing Regenerative Thermal Oxidizer (RTO). This upgrade will help ensure the system is state of the art and meets all the regulatory conditions required by the SJVAPCD.
5. To support the segregation of the finished fat and protein produced by the upgraded Cooking process, some limited fat and protein storage will be added and the protein finishing system will be modified including the curing, milling, and screening steps. Other than finished ingredient storage all these changes will take place within an existing building footprint, except a 2,160 square foot loadout building will be added to support the shipping of the segregated protein as required by our customers and the FDA. Although the processing will become more efficient and there will be no change in the output of finished protein from the facility, which is limited by the current PTO from the SJVAPCD.
6. Darling is also requesting through this approval process the ability to enlarge or expand uses at the 74-acre site by up to thirty percent (30%) in the future to respond to regulatory or industry changes, and any future customer demands.

The Darling facility operates at 11946 Carpenter Road on two legal parcels with a combined APN 058-022-005 of approximately 74 acres. Approximately 40 acres on the eastern end of the site are farmed with rotating seasonal crops. Another approximately 22 acres is used for storage of treated wastewater. The facility operations are clustered on approximately 8.5 acres at the southwest corner of the site. Existing building coverage is approximately 44,556 square feet. The proposal would add 2,160 square feet to this building coverage. Due to the nature of our business, the facility is set up to operate on a full-time, year around basis. The maximum current number of current employees is fifty (50). The largest current maximum shift for the plant operation is twelve (12). The smallest current minimum shift is third shift at four (4). A large portion of our staff is truck drivers, which in general run routes to collect the raw materials. The additional employees needed post project have yet to be determined. Currently, there are approximately 140 one-way-trips

(70 round trips) associated with daily truck trips and the proposed project will add an additional 18 one-way-trips (9 round trips) per day.

**Building Use**

The general description of the building uses has been included in a separate document (Darling Building Use Descriptions). In addition to these buildings there is outside equipment and infrastructure that supports the plant processes (e.g. tanks, piping, wastewater treatment systems, odor abatement systems, raw material handling systems, finished product handling systems, evaporation, condensing, etc.).

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 058 Page 022 Parcel 005

Additional parcel numbers: See Attached Assessors Public Inquiry  
Project Site Address 11946 Carpenter Road  
or Physical Location: Crows Landing, CA

Property Area: Acres: 74 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Food Processing Byproduct Conversion Facility

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

1973 Use Permit and Multiple Staff Approvals and Building Permits

Existing General Plan & Zoning: 660 - Heavy Industrial - Manufacturing

Proposed General Plan & Zoning: \_\_\_\_\_  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agricultural Land Use

West: Agricultural Land Use

North: Agricultural Land Use

South: Agricultural Land Use

## WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_



Yes ☐ No ☐

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☐

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops ☒

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: \_\_\_\_\_

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

## STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

## PROJECT SITE COVERAGE:

Existing Building Coverage: ~ 44,556 Sq. Ft.      Landscaped Area: ~ 5,000 Sq. Ft.  
Proposed Building Coverage: ~ 2,160 Sq. Ft.      Paved Surface Area: ~ 150,000 Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

**24 x 90 = 2,160 SQ FT**

Number of floors for each building: **Single Story**

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_

**~ 25 FT (Not Final)**

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_

**60 FT (Associated Silo and elevator) and ~30 FT (Associated Fat Tanks)**

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_

**N/A**

## UTILITIES AND IRRIGATION FACILITIES:

Yes ☐ No ☒ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: **Turlock Irrigation District (TID)**

Sewer\*: **Sanitary to Septic System**

Telephone: **None**

Gas/Propane: **PGE/Constellation**

Water\*\*: **Owned Supply Wells**

Irrigation: **TID and Water Board WDR**

**\*Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

**All wastewater related to the industrial activity is treated onsite and either reused in the conversion process or beneficially used for crop irrigation. The activities are regulated by the Water Board through approved Waste Discharge Requirements (WDR).**

**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

#### **AFFORDABLE HOUSING/SENIOR:**

Yes ☐ No ☐ Will the project include affordable or senior housing provisions? (If yes, please explain)

#### **RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

#### **COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): **See attached Plot Plan and Building Baseline**

#### **Discussion**

Type of use(s): **Food Processing Byproducts Conversion - SIC 2077 and NAICS 311613**

Days and hours of operation: ~ 24/7

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: Same as Above

Occupancy/capacity of building: The proposed building is a protein loadout building occupied only during limited times of the day.

Number of employees: (Maximum Shift): ~ 52 (Minimum Shift): ~ 6

Estimated number of daily customers/visitors on site at peak time: Varies

Other occupants: NIA

Estimated number of truck deliveries/loadings per day: NEW = 18 One Way Trips

Estimated hours of truck deliveries/loadings per day: ~24/7

Estimated percentage of traffic to be generated by trucks: ~ 80%

Estimated number of railroad deliveries/loadings per day: NIA

Square footage of:

Office area: See Plot Plan

Warehouse area: See Plot Plan

Sales area: NIA

Storage area: See Plot Plan

Loading area: See Plot Plan

Manufacturing area: See Plot Plan

Other: (explain type of area)

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

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## ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Carpenter Road



- Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

#### **STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one) ☒ Drainage Basin ☐ Direct Discharge ☐ Overland

☐ Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? **Stormwater**  
***influenced by industrial activity is captured for reuse or irrigation.***

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

#### **EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

***Project will constitute < 1/4 acre of area to be disturbed.***

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

#### **ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

***See All Attachments***

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