



## Referral Early Consultation

**Date:** March 4, 2022  
**To:** Distribution List (See Attachment A)  
**From:** Emily Basnight, Assistant Planner, Planning and Community Development  
**Subject:** USE PERMIT APPLICATION NO. PLN2022-0003 – FM INGREDIENTS  
**Respond By:** March 21, 2022

**\*\*\*\*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.

**Applicant:** FM Ingredients  
**Project Location:** 10924 Hilmar Road, between Hogin Road and South Central Avenue, in the Turlock area  
**APN:** 057-006-002  
**Williamson Act Contract:** 79-3677  
**General Plan:** Agriculture  
**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** 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 silos, loadout and receiving elevators, and conveyors within an existing 120,000 square-foot agricultural storage building for the purpose of mixing nutrients for incorporation into dairy feed. Portions of the equipment will also be installed adjacent to the building. The height of the proposed equipment will be up to 45-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 project site is improved with one single-family dwelling, barn, and 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 mostly 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 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 private on-site wastewater treatment system and domestic 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 driveway.

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. PLN2022-0003 – FM INGREDIENTS**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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:		STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: MT. 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 MOSQUITO	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: ATT
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		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		WATER DIST:
	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. PLN2022-0003 – FM INGREDIENTS**

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).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

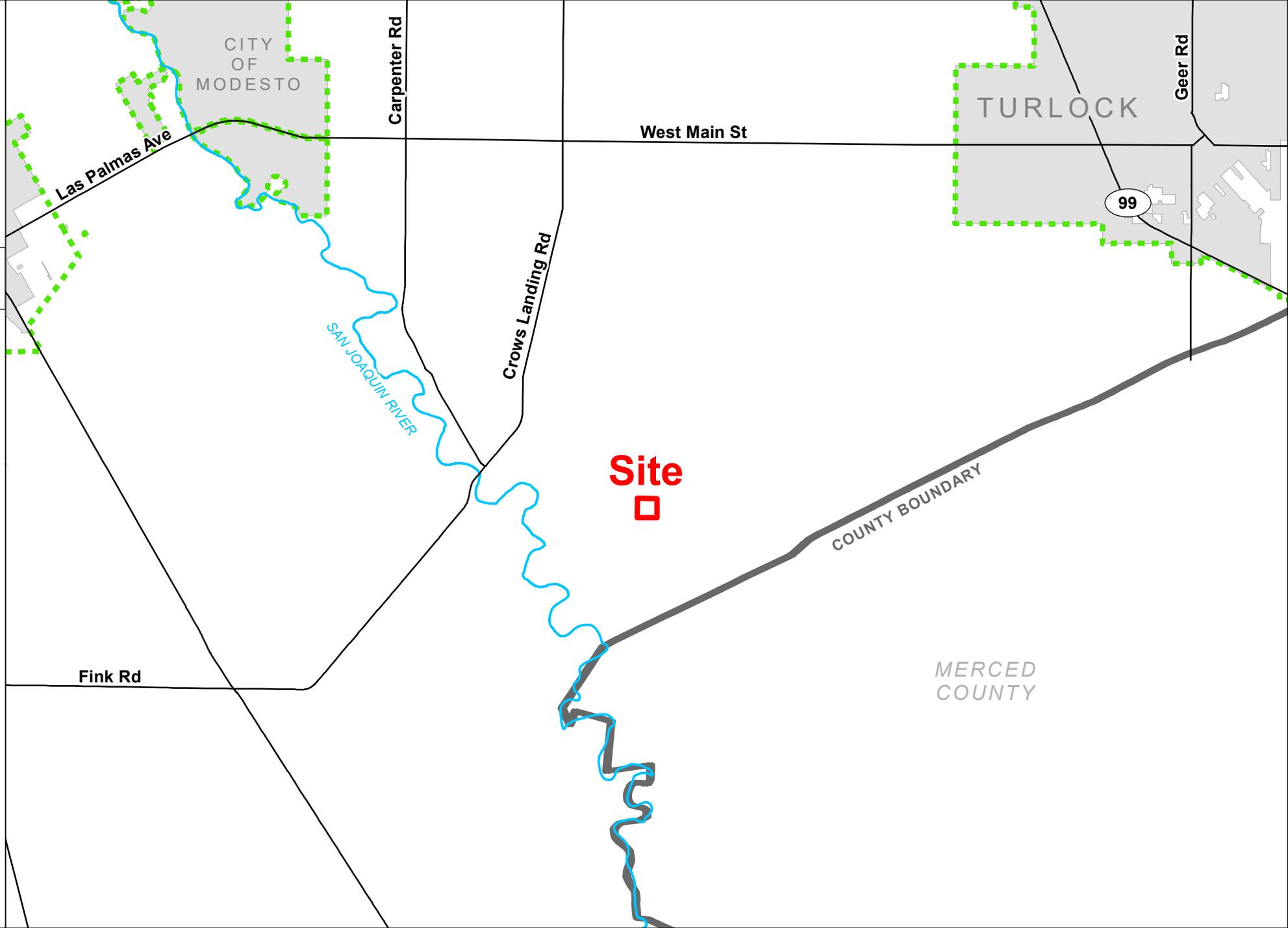
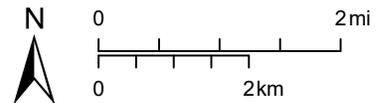
\_\_\_\_\_  
Name Title Date

# FM INGREDIENTS UP PLN2022-0003

## AREA MAP

### LEGEND

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



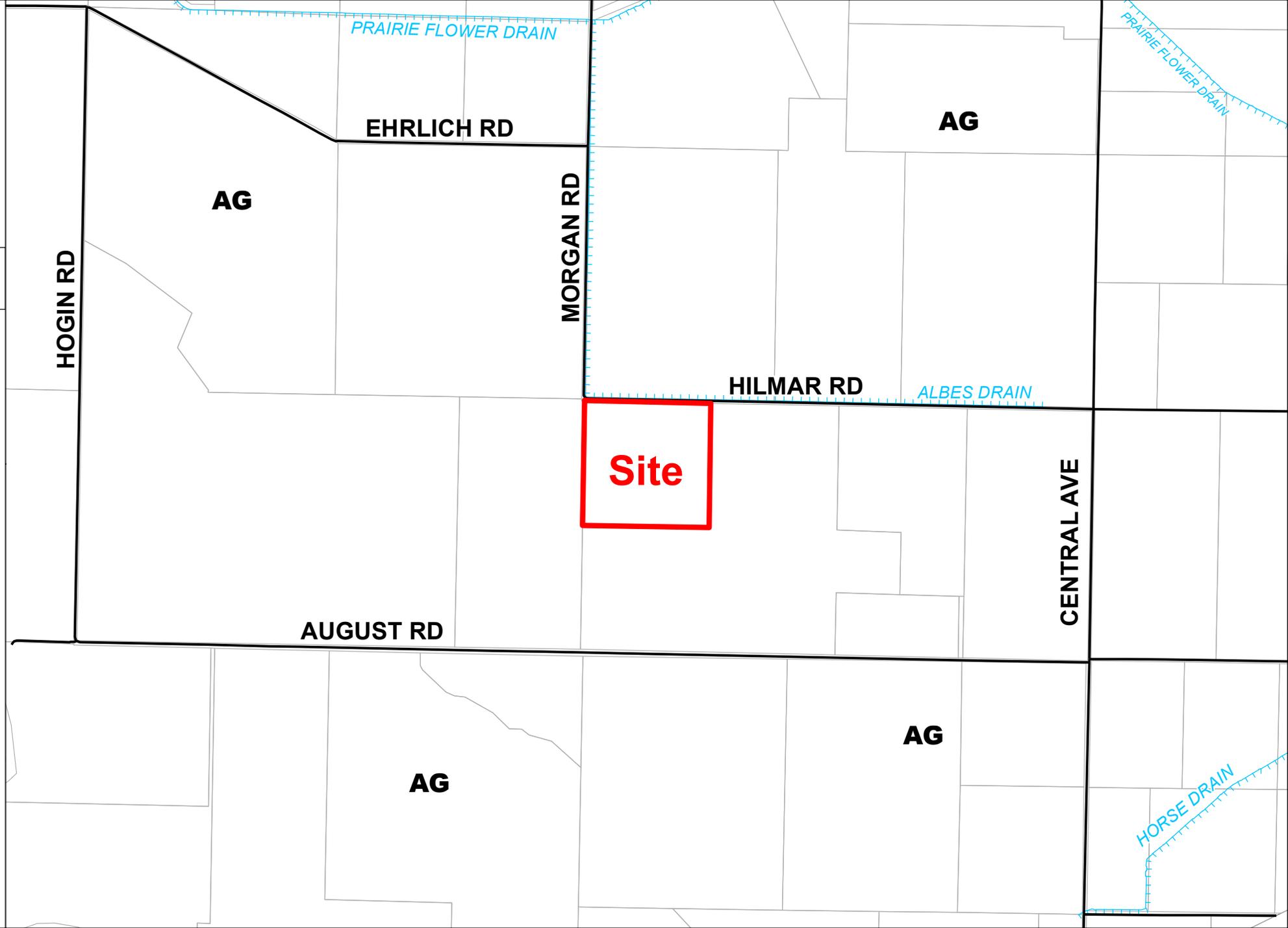
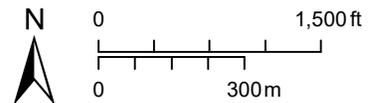
# FM INGREDIENTS UP PLN2022-0003

## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

- General Plan**
-  Agriculture



# FM INGREDIENTS UP PLN2022-0003

## ZONING MAP

### LEGEND

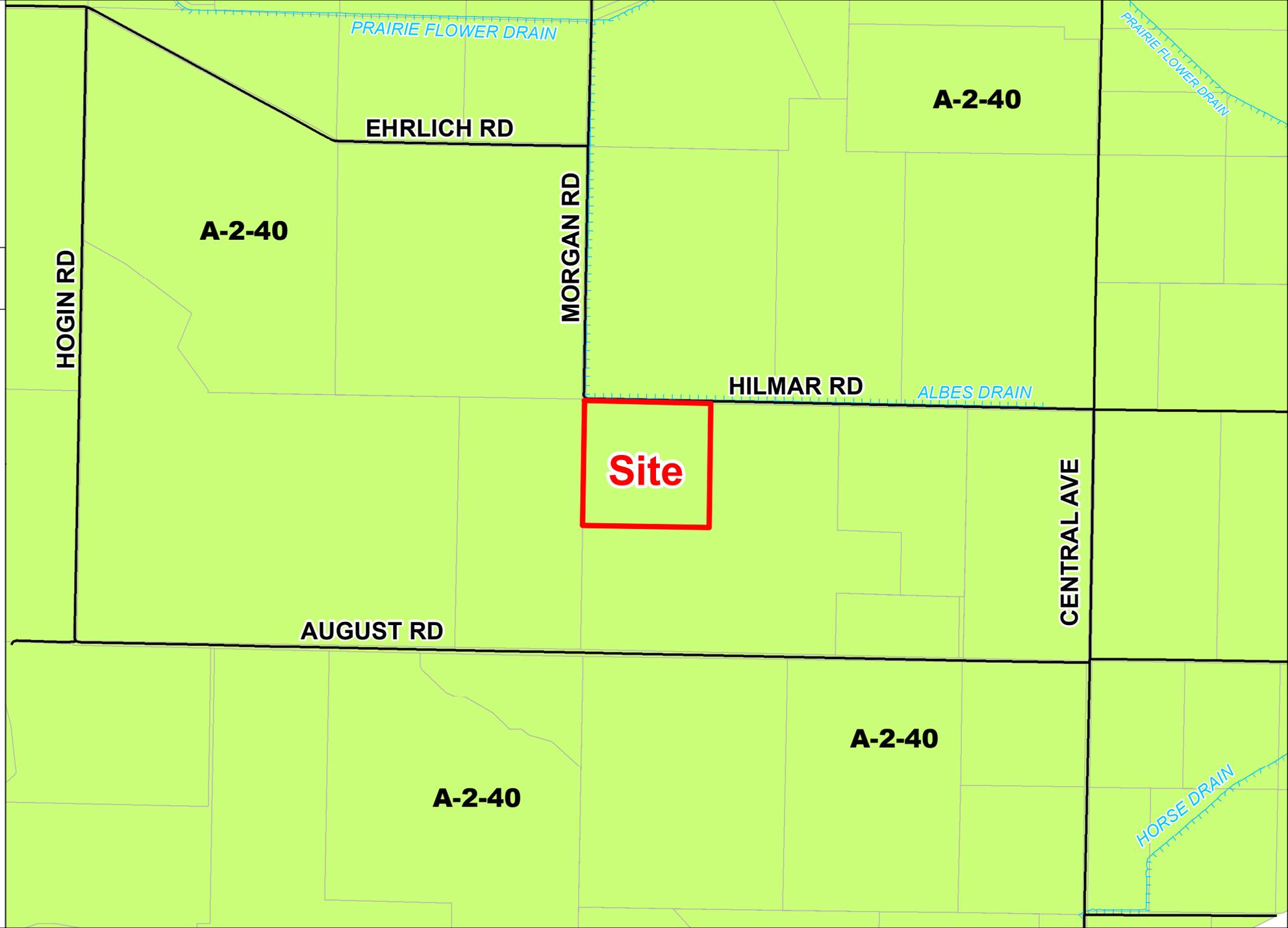
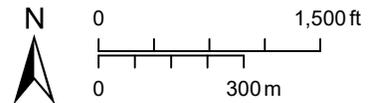
 Project Site

 Parcel

 Road  Canal

### Zoning Designation

 General Agriculture 40 Acre

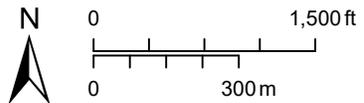


# FM INGREDIENTS UP PLN2022-0003

2021 AERIAL AREA MAP

## LEGEND

-  Project Site
-  Road
-  Canal



**FM  
INGREDIENTS  
UP  
PLN2022-0003**

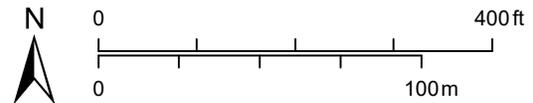
*2021 AERIAL SITE MAP*

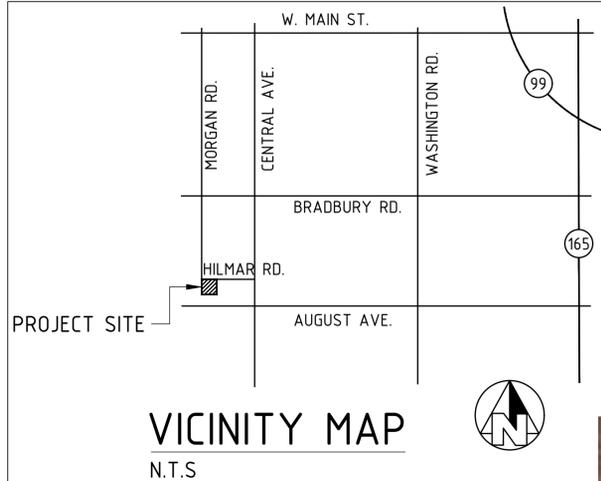
LEGEND

 Project Site

 Road

 Canal





**BOUNDARY NOTE:**  
THE APPROXIMATE BOUNDARY INFORMATION SHOWN ON THESE PLANS IS BASED UPON STANISLAUS COUNTY GIS DATA.

- SITE PLAN NOTES:**
- 1.) THIS DRAWING IS FOR EXHIBIT PURPOSES ONLY AND DOES NOT REPRESENT ANY LEGAL SURVEY OF THE PROPERTY.
  - 2.) ALL FEATURES ARE EXISTING UNLESS NOTED OTHERWISE AS PROPOSED.
  - 3.) APPROXIMATE LOCATIONS ARE PRESENTED FOR UNDERGROUND AND ABOVE GROUND FACILITIES,

CONSULTANT INFO



**Darrin Lamarre Design**  
Industrial Drafting & Design Services

6116 Herndon Place, Stockton, CA, 95219  
Office: (209) 425-2848 Cell: (209) 648-8874  
Email: darrin@lamarredesign.com

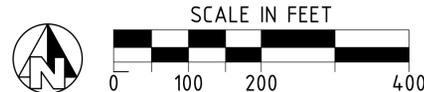
Facility Layouts & Site Plans  
3D Modeling & Rendering

SITE DATA	
OWNER:	FM INGREDIENTS
JURISDICTION:	STANISLAUS COUNTY
ZONE:	AG (A-2-40)
SITE AREA:	39.64 ACRES
APN:	057-006-002
SITE ADDRESS:	10924 HILMAR ROAD TURLOCK, CA 95380
SEISMIC CAT:	D
WATER:	DOMESTIC WELL
SEWER:	SEPTIC
GAS:	PG&E
ELECTRIC:	TID

SHEET INDEX	
SHEET NO.	DESCRIPTION
A1	SITE PLAN AND VICINITY MAP
A2	ENLARGED EQUIPMENT VIEWS



**SITE PLAN**



APPROX. EDGE OF FLOOD ZONE



**FM INGREDIENTS  
MICRO AND MINERAL  
INGREDIENT BLENDING SYSTEM**

10924 HILMAR ROAD  
TURLOCK, CA 95380

REVISIONS

AGENCY APPROVAL

PERMIT NUMBER: -

SHEET TITLE

**SITE PLAN & VACINITY  
MAP**

SHEET NO.

**A1**



CONSULTANT INFO



Concept & Development Drawings  
Industrial Drafting & Design

**Darrin Lamarre Design**  
Industrial Drafting & Design Services

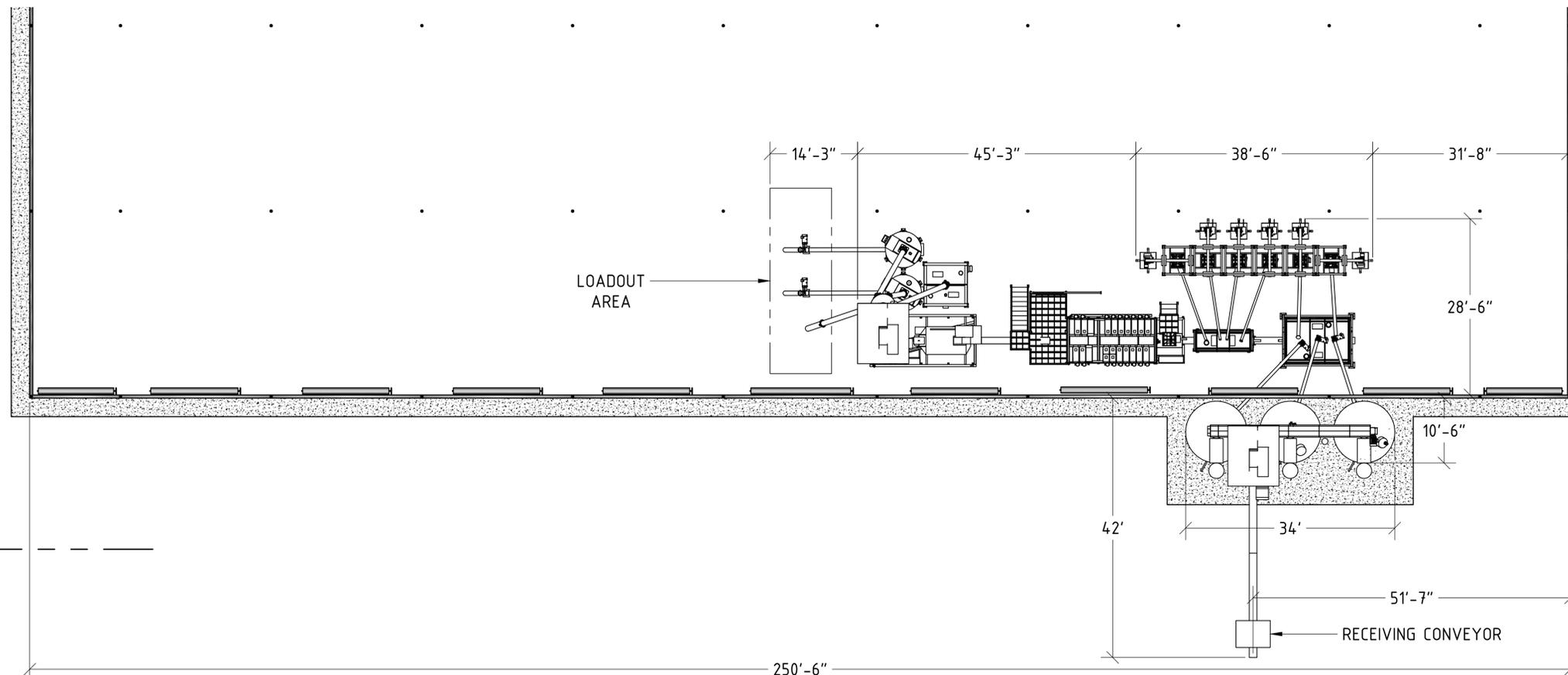
4116 Herndon Place, Stockton, CA, 95219  
Office: (209) 425-2848 Cell: (209) 448-8874  
Email: darrin@lamarredesign.com

Facility Layouts & Site Plans  
3D Modeling & Rendering



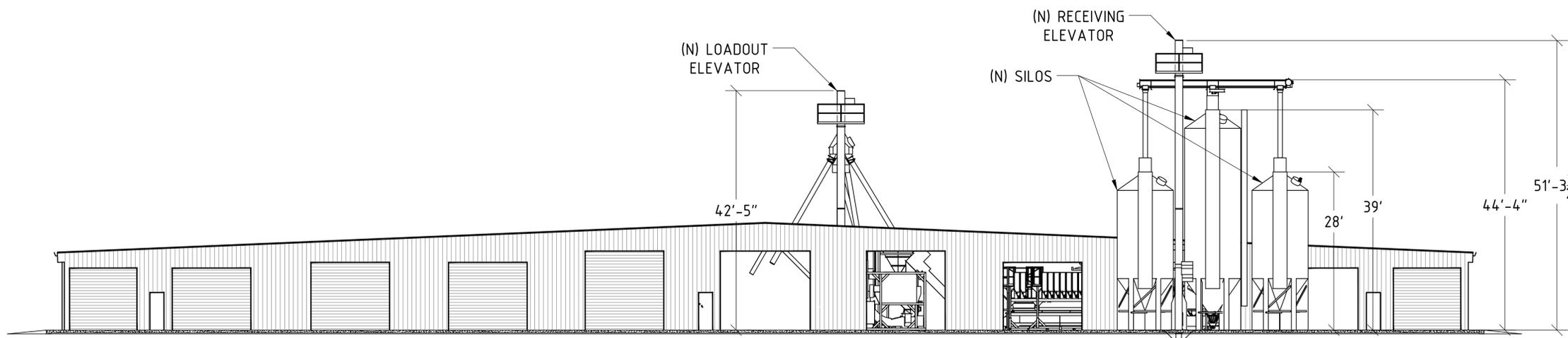
**FM INGREDIENTS  
MICRO AND MINERAL  
INGREDIENT BLENDING SYSTEM**

10924 HILMAR ROAD  
TURLOCK, CA 95380



1 PLAN VIEW - NEW EQUIPMENT AREA

Scale: 3/32" = 1'-0"



2 ELEVATION VIEW - WEST BUILDING & EQUIPMENT

Scale: 3/32" = 1'-0"

REVISIONS

AGENCY APPROVAL

PERMIT NUMBER:

SHEET TITLE

**ENLARGED EQUIP.  
PLAN & ELEVATION**

SHEET NO.

**A2**



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

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input checked="" type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>UP PLN2022-0003</u>          Date: <u>1/6/22</u>          S <u>10</u> T <u>6</u> R <u>9</u>          GP Designation: <u>Agriculture</u>          Zoning: <u>A-2.40</u>          Fee: <u>\$4,999</u>          Receipt No. <u>5163985</u>          Received By: <u>KA</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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).*

ATTACHED

---



---



---



---

## **Project Information**

FM Ingredients is a group of Dairymen and Industry Professionals who have come together to build a micronutrient mineral batching facility. The group decided to build the facility for two main reasons. First, to decrease their internal costs to ensure profitability in the long run. Second, to ensure that mineral blends are being made accurately.

The facility will operate off of an eight-hour day, most likely from 8:00 am to 5:00 pm five days per week. This will be a highly automated facility and should only require one person to operate. Initially, the customers for the facility are going to be the ownership group. The facility is being built with access capacity, should it be successful, the facility could run minerals for a few other dairies in the area.

# 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 057 Page 006 Parcel 002

Additional parcel numbers: NA  
Project Site Address \_\_\_\_\_  
or Physical Location: \_\_\_\_\_

Property Area: Acres: \_\_\_\_\_ or Square feet: 1,726,718

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

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)

ORDER R5-2017-0058 - GENERAL ORDER CONFINED BOVINE FEEDING OPERATIONS

Existing General Plan & Zoning: \_\_\_\_\_

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: FARM GROUND

West: FARM GROUND

North: FARM GROUND

South: FARM GROUND

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?  
Contract Number: 1769579

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: 120,000 Sq. Ft.

Landscaped Area: 0 Sq. Ft.

Proposed Building Coverage: 0 Sq. Ft.

Paved Surface Area: 0 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) NO NEW STRUCTURES OR EXPANSIONS.

Number of floors for each building: ONE

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 20 FT.

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) 45 FT.

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

**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: TED

Sewer\*: SEPTIC

Telephone: NA

Gas/Propane: ON SITE TANK

Water\*\*: WELL

Irrigation: DEEP WELL

**\*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:)

NO

**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) — NA

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) — NA

Square footage of each existing or proposed building(s): \_\_\_\_\_

Type of use(s): \_\_\_\_\_

Days and hours of operation: 8:00 AM - 5:00 PM

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): 3 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 1-3

Other occupants: NA

Estimated number of truck deliveries/loadings per day: 1-3

Estimated hours of truck deliveries/loadings per day: 45 MEN PER TRUCK

Estimated percentage of traffic to be generated by trucks: 1%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 400 SQFT

Warehouse area: 90,000 SQFT

Sales area: \_\_\_\_\_

Storage area: 10,000 SQFT

Loading area: OUTSIDE DOCK

Manufacturing area: 20,000 SQFT

Other: (explain type of area) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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)

CENTRAL RD ↑ HELMAR RD  
\_\_\_\_\_  
\_\_\_\_\_

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? \_\_\_\_\_

\_\_\_\_\_

**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.

WE WILL NOT BE GRADING THE SITE

\_\_\_\_\_

**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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_