



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: **State Clearinghouse**
P.O. Box 3044
Sacramento, CA 95812-3044
(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. PLN2024-0067- Cal Almond
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 5019, 5207, 5213, and 5237 Christoffersen Road **City/Nearest Community:** Turlock
Cross Streets: S Commons and S Washington Roads **Zip Code:** 95380
Longitude/Latitude (degrees, minutes and seconds): -120° 54' 32.4" N / 37° 26' 21.2" W **Total Acres:** 58.35

Assessor's Parcel Number: 057-016-002, -025, -028, -029 **Section:** 6 **Twp.:** 6 **Range:** 10 **Base:** MDB&M
TID Lateral Nos. 5, 5.5; Prairie Flower Drain; Ceres Main
Within 2 Miles: **State Hwy #:** N/A **Waterways:** Canal
Airports: N/A **Railways:** Union Pacific **Schools:** N/A

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

Starting Date: September 4, 2025 **Ending Date:** September 24, 2025

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☒ Early Cons ☐ 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.: _____ Acres: _____ Employees: _____ ☐ Power Type: _____ MW _____
☐ Educational _____ ☐ Waste Facilities Type: _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste Type: _____
☐ OCS Related _____ ☒ Other Agricultural nut huller and sheller

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: N/A

Present Land Use/Zoning/General Plan Designation:**Two single-family dwellings, existing nut hulling and shelling facility, solar panels, accessory structures / General Agriculture (A-2-40) / Agriculture****Project Description:** (please use a separate page if necessary)

Request to expand an existing almond hulling and shelling facility onto two new parcels (APNs 057-016-002 and 057-016-025), 19.1 and 19.7 acres in size, in the General Agriculture (A-2-40) zoning district for the storage of unprocessed nuts, processed nut hulls and shells, and empty trailers. The total property consists of 58.35 acres over four parcels. The facility was first approved under Use Permit No. UP 77-28 and has since been expanded with multiple subsequent Staff Approval Permits, the most recent of which being SAA No. PLN2011-24. The active season for the facility is August through December, with typical hours of operation Monday through Saturday from 4:00am to 9:00pm, with two eight-hour shifts for employees. During peak harvest season, however, the facility may operate up to 24 hours a day, seven days a week, with three eight-hour shifts. Six full-time employees, including one manager, report to the site, and the business may also have up to 20 part-time employees reporting to the site at a time. Up to 100 one-way truck trips (for trucks bringing in unprocessed almonds and trucks leaving with processed shells and hulls) and 52 passenger vehicle trips (inbound and outbound trips for up to 26 employees) are expected per-day. Stormwater runoff is contained in drainage basins located at the northern end of the project parcels. The existing facility is contained on APNs 057-016-028 and 057-016-029, with the new parcels being used for overflow storage of storage of unprocessed nuts, processed nut hulls and shells, and empty trailers. The unprocessed nuts and processed hulls and shells stored year-round on-site are kept in 16-foot-high mounds and covered with tarps. The project site is enclosed with an eight-foot chain-link fence. The fence has privacy slats along South Commons Road.

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".

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

Lead Agency (Complete if applicable):

Lead Agency: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Marcus Ruddicks, Assistant Planner
Phone: (209) 525-6330/planning@stancounty.com

Applicant: Gary Madsen, NorthStar Engineering Group
Address: 620 12th St
City/State/Zip: Modesto, CA 95354
Contact: Gary Madsen, NorthStar Engineering Group
Phone: (209) 524-3525/gmadsen@nseng.net

Signature of Lead Agency Representative: 
Marcus Ruddicks (Sep 2, 2025 12:51:46 PDT)

Date: 09/03/2025