



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2025090176

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:** Christine Smith, Associate 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" W / 37° 26' 21.2" N **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: December 19, 2025 **Ending Date:** January 22, 2026

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

This is a request to permit the expansion of an existing almond hulling, shelling, and storage facility, currently permitted to operate on two parcels totaling 19.55± acres (Assessor Parcel Numbers [APN]: 057-016-028 and 057-016-029) in the General Agriculture (A-2-40) zoning district.

This request is to permit the expansion of the facility on two adjacent parcels, allowing the storage of stockpiles of almond hulls and shells, and empty trailers, totaling 38.8± acres. The unhulled and unshelled nuts and shell and hull biproducts are stored year-round on-site and are kept in 16-foot-high mounds and covered with tarps. Operations at the facility would remain unchanged under this request.

The facility's operating season runs from August to December, with typical hours of operation Monday to Saturday, 4:00 a.m. to 9:00 p.m., and two eight-hour shifts for employees. During peak harvest season, typically September and October, the facility operates 24 hours a day, seven days a week, with three eight-hour shifts. Six full-time employees, including one manager, and up to 20 part-time employees may be on-site at any given time. Up to 100 daily truck trips (for trucks bringing in unprocessed almonds and trucks leaving with shell and hull biproducts or empty trailers to fill off-site) and 52 passenger vehicle trips (inbound and outbound trips for up to 26 employees) are expected per-day during the peak harvest season, and 12 passenger vehicle trips (inbound and outbound trips for six employees are scheduled during the other months of the operating season (August, November, and December). A maximum of 20 truck trips per-day is expected during the facility's nonoperating season (January through July) to perform on-site maintenance and pick up stockpiled product for further processing. The proposed expansion is not expected to result in any additional employees, truck trips, or hours of operation.

The balance of the parcel has been previously developed with three agricultural storage buildings, one almond huller, an overhead auger system, an office, solar panels, fire water pond, a domestic well, septic system, and a single-family dwelling, for a total of 48,950± square feet of building space, originally approved under Use Permit No. 77-28 on APN 057-016-028 and 057-016-029 and with various expansions over the years, permitted at a staff level. The expansion area comprises two agricultural storage buildings, one detached garage, one single-family dwelling, a septic system, and a domestic well on APN 057-016-002, totaling 22,430± square feet of building space. No structures currently exist, and none are proposed for on APN: 057-016-025.

Stormwater runoff is contained within drainage basins at the northern end of the project parcels and will accommodate any additional runoff resulting from this project. No extra or modified utilities would be required. Access to the site is via County-maintained Christofferson Road. The existing facility has a paved parking lot with 10 parking spaces, exterior lighting affixed to the buildings, and an eight-foot chain-link fence with privacy slats along South Commons Road. There are 3 existing driveways on APN: 057-016-028 and 1 private driveway for the residence located on 057-016-029. The expansion area has 2 existing driveways, both taking access via County-maintained Christofferson Road. No additional driveways are planned for this request.

The current use permit application was submitted in response to an active Code Enforcement case for the unpermitted expansion onto APNs 057-016-002 and 057-016-025, which occurred without securing the necessary land use entitlements (CE 24-0146). APN: 057-016-025 is enrolled under Williamson Act Contract Number 1978-3131 and, if approved, will remain under contract.

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	



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Lead Agency (Complete if applicable):

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

Applicant: Gary Madsen, NorthStar Engineering Group
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City/State/Zip: Modesto, CA 95354
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Signature of Lead Agency Representative: Christine Smith

Date: December 19, 2025