



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
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Project Title: Use Permit Application No. PLN2024-0067- Cal Almond
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Shante Ruiz, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone/Email: (209) 525-6330/planning@stancounty.com
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
Waterways: Canal
Within 2 Miles: State Hwy #: N/A Airports: N/A Railways: Union Pacific Schools: N/A

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 15, 2026 Ending Date: June 18, 2026

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:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [X] 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 [X] 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)

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 (APNs: 057-016-002 and 057-016-025), 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.

The almond huller and sheller is currently permitted to operate from August to November with three employees and approximately six round truck trips per-day. Under the current request the facility's peak operating season would run from August to December, with typical hours of operation Monday to Saturday, 4:00 a.m. to 9:00 p.m.; however, during September and October the facility operates 24 hours a day, seven days a week. The applicant proposes 23 additional employees for a total of 26 employees consisting of six full-time and 20 part-time employees. A total of 100 round-trip truck trips are anticipated per-day by eight contracted truck drivers who are not employees of the huller operation. This totals an increase of 94 round truck trips and 46 round vehicle trips per-day during peak season from the previously approved use permit. The existing approved throughput is 80,000 almond meat pounds per-day, which is proposed to increase up to 18,000,000 almond meat pounds for a total increase of 17,920,000 meat pounds.

During the facility's non-operating season January through July, typical hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m. with six employees on a maximum shift, amounting to 12 round vehicle trips per-day. During the non-operating season there is a maximum of 50 round truck trips to perform on-site maintenance and pick up stockpiled product for further processing.

The currently permitted hulling and shelling facility is 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. The current operation was originally approved under Use Permit No. 77-28. There have been various expansions over the years, permitted at a staff level.

APN: 057-016-002 is currently improved with 22,430± square feet of building space including agricultural storage buildings, one detached garage, one single-family dwelling, a septic system, and a domestic well; no new structures are proposed to be constructed as part of this application. No structures currently exist, and none are proposed for on APN: 057-016-025; only the storage of shells and hulls are proposed on this parcel.

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 ten parking spaces, exterior lighting affixed to the buildings, and an eight-foot chain-link fence with privacy slats along South Commons Road. There are three existing driveways on APN: 057-016-028 and one private driveway for the residence located on APN: 057-016-029. The expansion area has two 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".

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

Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of

S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: **N/A**
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

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: *Shante Ruiz*
[Shante Ruiz \(May 15, 2026 13:51:50 PDT\)](#)

Date: **May 15, 2026**