

Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2015122049

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: Rezone Application No. PLN2015-0030 - Blue Diamond Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330 City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4800 Sisk, 4498 Kiernan, 4743 Nutcracker City/Nearest Community: Salida Cross Streets: State Route 219/Kiernan Avenue & Sisk Road Zip Code: 95356 Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 42.99 Assessor's Parcel Number: 135-044-003 & 135-042-020 Section: 3 Twp.: 3 Range: 8 Base: MDB&M Within 2 Miles: State Hwy #: 219, 99 Waterways: Airports: Railways: Union Pacific Schools: Salida Union & Modesto Union

Local Public Review Period: (to be filled in by lead agency) Starting Date: August 27, 2021 Ending Date: September 29, 2021

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 [x] 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: [] Office Sq.ft.: Acres: Employees: [] Commercial Sq.ft.: Acres: Employees: [x] Industrial Sq.ft.: 240,300 Acres: 42.99 Employees: 185 [] Educational [] Recreational [] OCS Related [] Water Facilities Type: MGD [] Transportation Type: [] Mining Mineral: [] Power Type: MW [] Waste Facilities Type: MGD [] Hazardous Waste Type: [] Other

Project Issues Discussed in Document: [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation [] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality [x] 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

Present Land Use/Zoning/General Plan Designation: PLU: Almond processing and storage facility/Zoning: L-M, A-2-10 and P-D (43)/ GP Designation: Industrial and Planned Industrial

Project Description: (please use a separate page if necessary)

Request to rezone two parcels totaling 42.99± acres from L-M (Limited Industrial), A-2-10 (General Agriculture), and Planned Development (P-D) (43) to a new P-D to allow for future expansion of an existing almond processing and storage facility, and to consolidate existing operations into one zoning district. Blue Diamond has been operating since 1968 on the northern portion of APN 135-042-020 (zoned L-M) as an almond processing facility. In 1978 the southern portion of APN 135-042-020 (17.89 acres) was rezoned to P-D (43) to allow for the expansion of the Blue Diamond facility, including construction of a nut processing facility, four nut storage buildings, and retail store and administration building. APN 135-044-003 (zoned A-2) previously contained a hulling/shelling operation and was acquired by Blue Diamond in 2005 to allow for additional expansion. The existing hulling and shelling building was converted to a maintenance building and an additional warehouse was constructed under SAA PLN2015-0036. The project site is currently improved with structures totaling 631,031 square-feet, with 12,125 square-feet for the retail store (for the on-site sale of the company's products including those produced at other facilities) and administration facilities (for Human Resources, inventory control, and field membership managers), and the remaining 618,906 square-feet consisting of warehouses for the almond processing and storage operations. The site is also improved with landscaping, a monument sign (9' x 7'3"), and a 332-space parking lot with 16 light poles (ranging from 16-40 feet in height). Almonds (both shelled and unshelled) arrive at the site from 3,000 different almond producers throughout California, the majority of which come from Stanislaus County. The hulled/shelled almonds are sorted, pasteurized, and packaged for sale or stored in totes for further processing. The site also processes the almonds by dry roasting and producing almond flour. No flavoring, candying, or other processing occurs on-site. The hulled/unshelled almonds are not shelled on-site. The almond flour, roasted almonds, shelled, and unshelled almonds are stored in the cold storage distribution warehouse until ready to be transported to either the customer, or to another facility for additional processing. Existing processing and storage uses include, pasteurization, cold storage, almond processing (dry roasting and almond flour) and packaging, maintenance, dryer facilities, and six bulk receiving and storage warehouses. Planned new construction is to begin by May 2022 and to be completed as the market demands. New construction totaling 240,300 square-feet includes: a 43,200 square-foot addition to the manufacturing building; a 6,000 square-foot covered scale; a 92,600 square-foot addition to the main processing building; the addition of a receiving area to four existing bulk storage warehouses totaling 30,000 square-feet; a 4,500 square-foot addition to the retail store; and a new bulk storage warehouse with receiving area totaling 64,000 square-feet. No new uses are proposed. The facility operates 24 hours a day, seven days a week, with 154 employees on a maximum shift and three shifts per day, during their peak season which typically runs from August through May and 74 employees on a maximum shift during June and July. Approval of this request is expected to increase the maximum number of employees on-site to 185 from August through May and 89 during June and July. The operation currently generates a varied amount of truck trips depending on the month, ranging anywhere from 136 to 176 per day from July through February, and a maximum of 81 daily truck trips from March through June. Daily truck trips are expected to increase to an estimate ranging from 163 to 211 from July through March and an estimated maximum of 97 per day from April through June. The site has access to County-maintained Sisk Road and Nutcracker Lane and is served by the City of Modesto for water and Salida Sanitary District for sewer. The site will be merged as required by development standards to be applied to the project.

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".

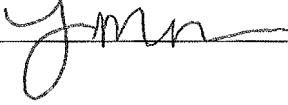
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|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/>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

Lead Agency (Complete if applicable):

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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Applicant: **Blue Diamond Growers**
Address: **1802 C Street**
City/State/Zip: **Sacramento, CA 95811**
Contact: **Darrell Nelson**
Phone: **916-275-5179**

Signature of Lead Agency Representative: 

Date: 8/27/21