



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 & Lot Line Adjustment Application No. PLN2023-0056 - California Nut Company
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Daniel Burk
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5166 Sperry Road City/Nearest Community: Denair
Cross Streets: East Grayson and Hamlow Roads Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): 019-031-018 & 019-031- Total Acres: 20.12±
Assessor's Parcel Number: 019 Section: 30 Twp.: 4 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: N/A
Airports: N/A Railways: Burlington Northern Santa Fe Schools: N/A

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

Starting Date: September 6, 2023 Ending Date: September 21, 2023

Document Type:

- CEQA: [] NOP [] Draft EIR [] 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:
[] Office Sq.ft.: Acres: Employees:
[X] Commercial Sq.ft.: 210,000 Acres: 20.12 Employees: 30
[] Industrial Sq.ft.: Acres: Employees:
[] 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
[] 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:

Almond processing plant / Agriculture / General Agriculture (A-2-40)

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

Request to expand an existing almond processing facility permitted under Use Permit No. 2007-14, by constructing five nut storage buildings in the General Agriculture (A-2-40) zoning district. The request includes an application for a Lot Line Adjustment to increase the nut processing facility from 10.28± acres to 20.12± acres accommodating the new buildings and encompassing an area of previously unpermitted expansion. The adjacent parcel will decrease from 28.52± acres to 18.68± acres and remain in agricultural production. The proposed nut storage buildings will include one 110,000 and four 25,000 square-foot dry storage buildings. While each building will be utilized for dry storage, they each will have the ability to be used for cold storage as well. The expansion is necessary to comply with changes in food safety handling requirements,

that no longer allow outdoor storage of commodities. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. Currently the facility has 30 employees on a maximum shift, with two shifts per-day during the peak season. There are currently four truck deliveries per-day between the hours of 8:00 a.m. and 3:00 p.m. The proposed nut storage buildings are not expected to result in any additional employees, truck trips, or hours of operation. Nut processing consists of boxing, sizing, grading, and pasteurization, which will take place seasonally for approximately nine months out of the year, while the nut storage takes place year-round. The balance of the parcel has been developed with eight agricultural storage buildings, six fumigation chambers, a steam dryer and cooler elevator building, and an office for a total of 153,398± square feet. The site is served by a private well and septic system. No amendment to the existing Williamson Act Contract will take place, as a result of the proposed lot line adjustment.

The existing facility, approved under Use Permit 2007-14 - CA Nut Company in 2007, established the use of 10.28± acre parcel with buildings totaling 151,698± square feet. Subsequent Staff Approval Application (SAA) 2012-28, allowed the expansion of the office by 1,700± square feet. The proposed expansion requests an increase in parcel size to 20.12± acres and a total of 363,398 square feet of building space. In accordance with Subsection A of Section 21.100.050 of the Stanislaus County Code, minor changes to a use permit are allowed by staff approval provided there is not a change to the nature of, or added new uses to, the legally established use and no expansion to the area of the building or use by more than 25%. The current request will exceed the 25% allowance thus a new use permit is required for the proposed expansion.

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 checked="" 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 checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> 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 checked="" 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"/> 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"/> 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):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Daniel Burk
Phone: (209) 525-6330

Applicant: George Tavernas (Trustee of the G&D Tavernas 2016) Trust
Address: 5166 Sperry Road
City/State/Zip: Denair, CA 95316
Contact: Joshua Mann
Phone: (209) 526-4214

Signature of Lead Agency Representative: Signature on File

Date: _____