



Referral Early Consultation

Date: October 25, 2023
To: Distribution List (See Attachment A)
From: Teresa McDonald, Associate Planner
 Planning and Community Development
Subject: REZONE APPLICATION NO. PLN2023-0065 – CALOY COMPANY, LP
Respond By: November 09, 2023

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Caloy Company, LP
Project Location: 5425 Montpelier Road, between E Keyes Road and E Monte Vista Avenue, in the Denair area.
APN: 019-041-027 and 019-024-050 (portion)
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-10) and Planned Development (P-D) (312)

Project Description: Request to rezone a 5.65± acre parcel from Planned Development (P-D) (312) to a new P-D, and an 8.99± acre portion of a 266.53± acre parcel from General Agriculture (A-2-40) to P-D, to allow for future expansion of an existing nut oil and cattle feed processing facility. A lot line adjustment between the 266.53± acre and 5.65± acre parcel is included in the request to allow the existing facility and proposed expansion to be contained on one resulting 14.64± acre parcel.

The existing facility is improved with the following: a 23,267± square-foot processing building; 16,400 square-foot cooking building; 4,000 square-foot shed; 2,700 square-foot office; grain silos and other accessory equipment; parking lot with 20 spaces and lighting consisting of five 21-foot-tall light poles near the eastern property line; fencing consisting of a six-foot-tall chain link fence

has been developed along the northern, western, and southern property lines, and a five foot 10 inch tall concrete and wrought iron decorative fence runs along the eastern property line; stormwater drainage basin; and landscaping along the road frontage. Existing signage consists of two four feet by eight feet freestanding signs on posts, one at each existing entrance point. The existing facility is served by private well and septic system and has access to Montpelier Road via two driveways. The existing facility operates 24 hours a day, seven days a week, with a total of 25 employees (15 employees on a maximum shift), and up to two visitors per-day. There are an average of 10 daily truck trips consisting of either the delivery of nuts or picking up finished product. Truck traffic is limited to the hours of Monday through Friday from 7:00 am to 5:00 pm.

The proposed expansion consists of the construction of two 50,000± square-foot warehouses and a 12,000± square-foot office to be utilized as a bottling facility for food products and refrigerated storage facility for agricultural goods (nuts and nut oils). The proposed expansion is expected to increase the total number of employees from 25 to 35, with 20 employees on a maximum shift. Daily visitor trips are not expected to increase. Daily truck trips are expected to increase from 10 to 20 per-day. The expansion also includes an additional 105 parking spaces, 16 22-foot-tall light poles, and chain link fencing, six to seven feet in height, around the perimeter of the site. Storm drainage swale and landscaping strips at least 40 feet wide are proposed along the road frontage and northern property line, and a six-foot-wide landscape strip is proposed adjacent to the western property line. Landscaping will consist of drought-resistant shrubs, trees and ground cover. Propose signage includes two new four-foot by eight-foot signs on the eastern wall of the proposed buildings. The expansion will be served by either the existing well or a new well, and a new on-site septic system. One new driveway on Montpelier Road and two new driveways fronting an existing access easement adjacent to the northern property line are proposed. Due to surrounding parcels zoned General Agriculture (A-2-40), the applicant has requested a reduced buffer of 136 feet on the north side of the project site be considered. The applicant expects construction to begin by June 1, 2025.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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REZONE APPLICATION NO. PLN2023-0065 – CALOY COMPANY, LP

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS SURVEY DIVISION
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: DENAIR	X	STAN COUNTY COUNSEL
X	GSA: EAST TURLOCK SUBBASIN	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: EASTSIDE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: DENAIR UNIFIED		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:	X	USDA NRCS
	WORKFORCE DEVELOPMENT	X	CA DEPT OF FOOD AND AGRICULTURE
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: REZONE APPLICATION NO. PLN2023-0065 – CALOY COMPANY, LP

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date