



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
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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: REZONE APPLICATION NO. PLN2023-0065 - CALOY COMPANY, LP
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5425 Montpelier Road City/Nearest Community: Denair
Cross Streets: Montpelier and E Keyes Road Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 14.64
Assessor's Parcel Number: 019-041-027 & 019-024-050 Section: 36 Twp.: 4 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

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

Starting Date: October 25, 2023 Ending Date: November 9, 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.: 112,000 Acres: 14.64 Employees: 35
[ ] 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:

Nut oil and cattle feed processing facility and orchard/ General Agriculture (A-2-10) and Planned Development (P-D) (312)/ Agriculture

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

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 foot by eight foot freestanding identification 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 operate 24 hours a day, 7 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 identifications 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.

**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 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 checked="" 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            | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission          |   |

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Consulting Firm: <u>Stanislaus County</u>	Applicant: <u>Caloy Company, LP</u>
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City/State/Zip: <u>Modesto, CA 95354</u>	City/State/Zip: <u>Modesto, Ca 95357</u>
Contact: <u>Teresa McDonald, Associate Planner</u>	Contact: <u>David Romano</u>
Phone: <u>(209) 525-6330</u>	Phone: <u>209-521-9521</u>

Signature of Lead Agency Representative:  Date: 10/25/23