



## Referral Early Consultation

**Date:** September 4, 2025

**To:** Distribution List (See Attachment A)

**From:** Marcus Ruddicks, Assistant Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2024-0067- CAL ALMOND

**Respond By:** September 24, 2025

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**\*\*\*\*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.

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**Applicant:** Gary Madsen, NorthStar Engineering Group

**Property Owner:** TSK Properties, Inc.

**Project Location:** 5019, 5207, 5213, and 5237 Christofferson Rd, between South Commons and South Washington Roads, in the Turlock area

**APN:** 057-016-002, -025, -028, and -029

**Williamson Act Contract:** 1978-3131 (APN: 057-016-025)

**General Plan:** Agriculture

**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** This is a request to permit the expansion of an existing almond hulling and shelling 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.

The facility was first approved under Use Permit No. UP 77-28 and has since been expanded with multiple subsequent Staff Approval Permits, the most recent of which being SAA No. PLN2011-24. The facility has expanded over the years onto the adjacent parcels without the required land use permits. This request is to legalize the expansion of the facility by permitting the storage of overflow

piles of unhulled and unshelled field run nuts, shell and hull biproducts, and empty hopper trailers on two parcels not previously associated with the land use entitlements (APNs: 057-016-002 and 057-016-025), 19.1 and 19.7 acres in size. 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. If approved, the total project site consists of 58.35 acres over four parcels.

The operating season for the facility is August through December, with typical hours of operation being Monday through Saturday from 4:00 a.m. to 9:00 p.m., with two eight-hour shifts for employees. During peak harvest season, which typically occurs during September and October, the facility may operate up to 24 hours a day, seven days a week, with three eight-hour shifts. Six full-time employees, including one manager, and up to 20 part-time employees may report to the site at any given time. Up to 100 one-way truck trips (for trucks bringing in unprocessed almonds and trucks leaving with shell and hull biproducts or empty trailers to fill off-site) and 52 one-way passenger vehicle trips (inbound and outbound trips for up to 26 employees) are expected per day during the peak harvest season, and 12 one-way passenger vehicle trips (inbound and outbound trips for six employees are expected during the other months of the operating season (August, November, and December). A maximum of 20 one-way truck trips are expected per day during the nonoperating season for the facility (January through July) to perform on-site maintenance and pick up stockpiled product for further processing.

Stormwater runoff is contained in drainage basins located at the northern end of the project parcels. The project site is served by three existing septic tanks (one on APN 057-016-002 for the residence on-site, one on APN 057-016-028 for the residence on-site, and one on APN 057-016-029 for the existing office building) and two existing wells (one on APN 057-016-029 serving the office and overall hulling and shelling facility and one on APN 057-002 serving the existing residences on-site). Portable restrooms are brought on-site for workers to use. Access to the site is taken from County-maintained Christofferson Road via six driveways: one 60-foot-wide compacted dirt driveway on APN 057-016-025, one 24-foot-wide crushed rock driveway on APN 057-016-0002, one 22-foot-wide crushed rock driveway on APN 057-016-028 for the rental home on-site, and three asphalt driveways on APN 057-016-029 that are 13 feet, 18 feet, and 35 feet wide. The project site is enclosed with an eight-foot chain-link fence. The fence has privacy slats along South Commons Road. A building permit will be required for the fence, which must also meet building setbacks from property lines along road frontages before a building permit may be issued.

This 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 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.

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



# USE PERMIT APPLICATION NO. PLN2024-0067 – CAL ALMOND

## 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		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: TURLOCK SCAVENGER	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: MOUNTAIN VIEW FIRE	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	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)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: CHATOM UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: TURLOCK UNIFIED		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2024-0067 – CAL ALMOND

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).

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Response prepared by:

Name	Title	Date
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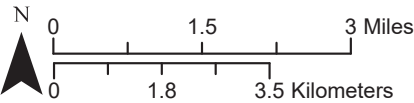
CAL ALMOND

UP  
PLN2024-0067

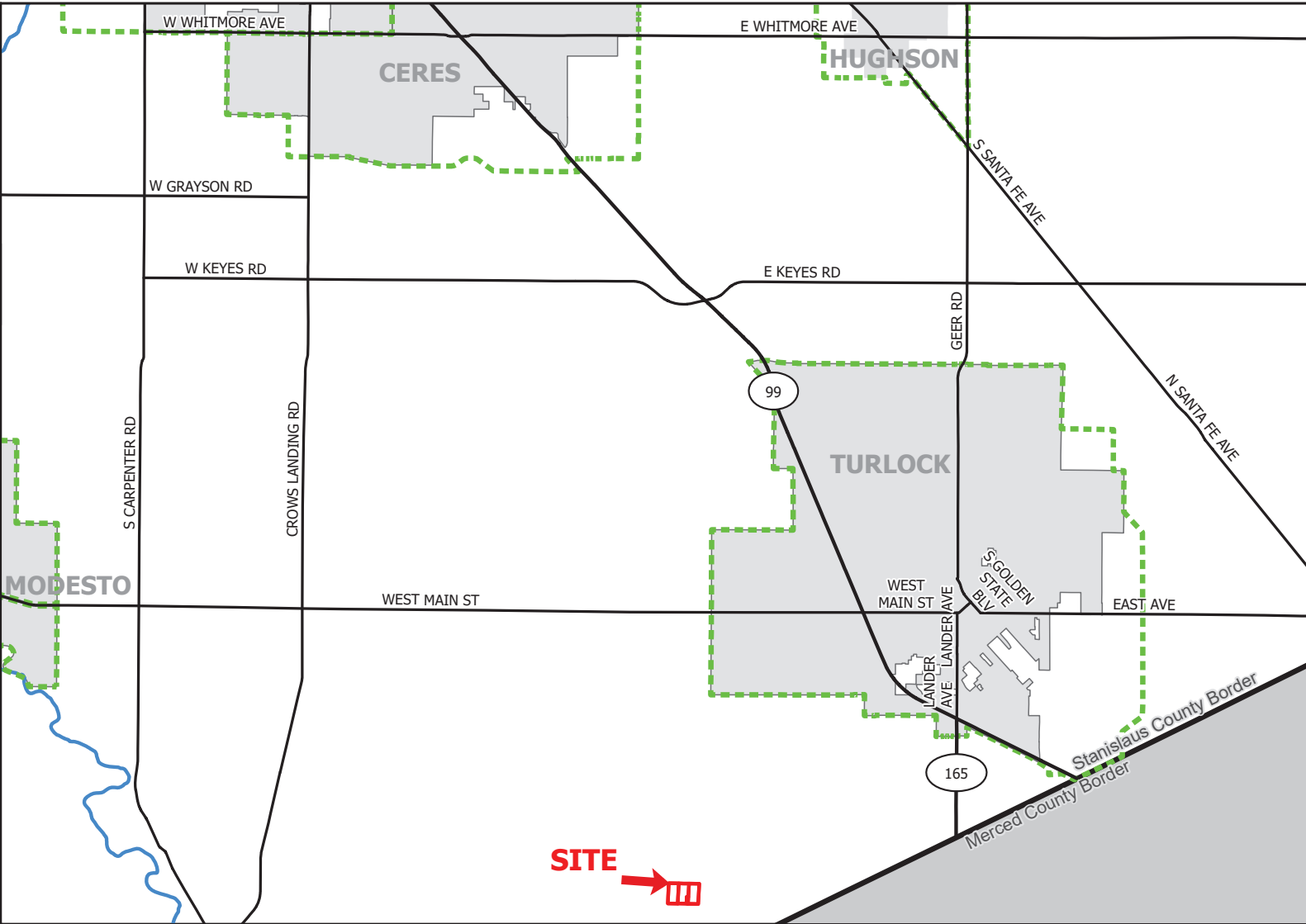
AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- Highway
- Major Road
- River



Source: Planning Department GIS Date Exported: 8/6/2025



**CAL ALMOND**


**UP  
PLN2024-0067**

*GENERAL PLAN MAP*


LEGEND

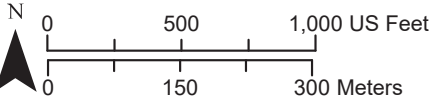
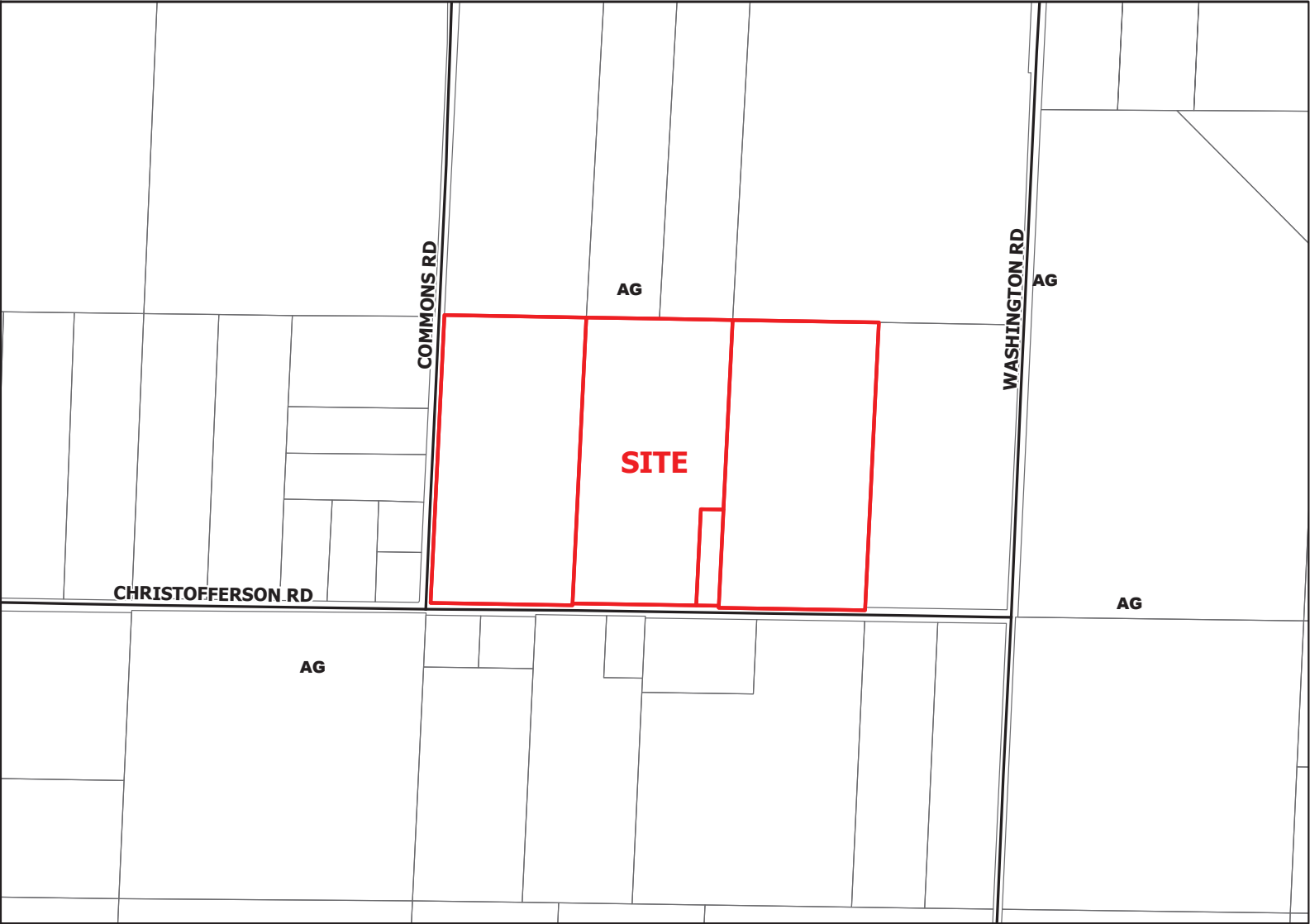
 Project Site

 Parcel

 Street

**General Plan**

 Agriculture (AG)



**CAL ALMOND**

**UP  
PLN2024-0067**

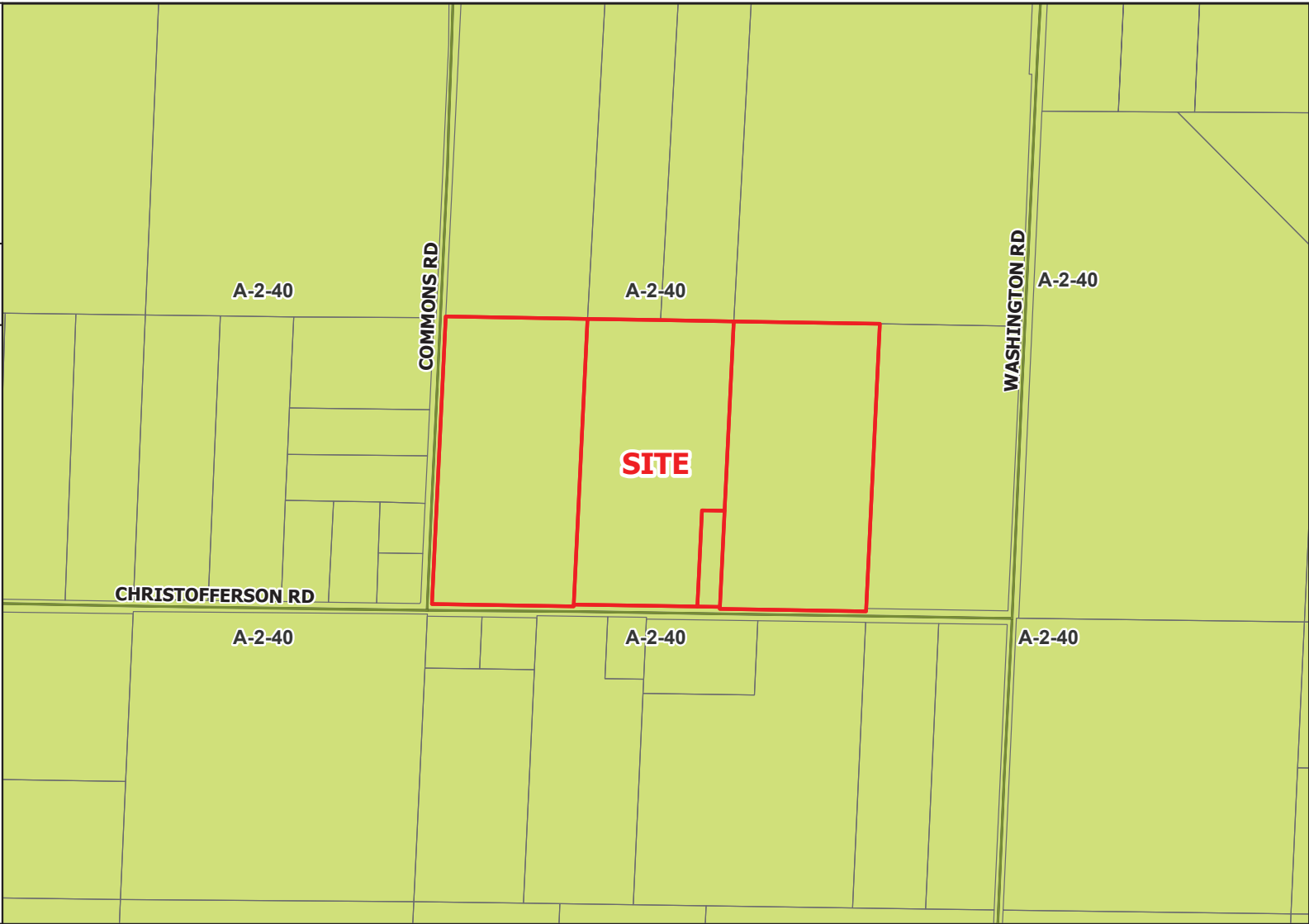
*ZONING MAP*

LEGEND

-  Project Site
-  Parcel
-  Street

**Zoning Designation**

-  General AG 40 Acre (A-2-40)





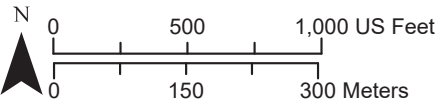
# CAL ALMOND

UP  
PLN2024-0067

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Street





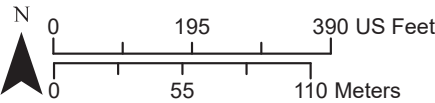
# CAL ALMOND

UP  
PLN2024-0067

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS      Date Exported: 8/6/2025



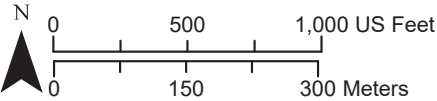
CAL ALMOND

UP  
PLN2024-0067

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street



Source: Planning Department GIS Date Exported: 8/6/2025





# OVERALL SITE PLAN CAL ALMOND

## STANISLAUS COUNTY, CALIFORNIA

### SHEET INDEX

- SP1.1 OVERALL SITE PLAN
- SP1.2 SITE PLAN WITH ELEVATIONS FOR APN 057-016-025
- SP1.3 SITE PLAN WITH ELEVATIONS FOR APN's 057-016-028 & 029
- SP1.4 SITE PLAN WITH ELEVATIONS FOR APN 057-016-002



NOTE: AERIAL PHOTO PER GOOGLE EARTH IMAGE DATED 2/28/2025

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NO.	DATE	REVISIONS	DESCRIPTIONS

OVERALL SITE PLAN  
CAL ALMOND  
STANISLAUS COUNTY  
CALIFORNIA



DATE	2/28/2025
SCALE	AS SHOWN
DRAWN BY	
DESIGN BY	
CHECKED	

SHEET NUMBER  
SP1.1



**SITE PLAN WITH ELEVATIONS FOR APN 057-016-025**  
**CAL ALMOND**  
**STANISLAUS COUNTY, CALIFORNIA**



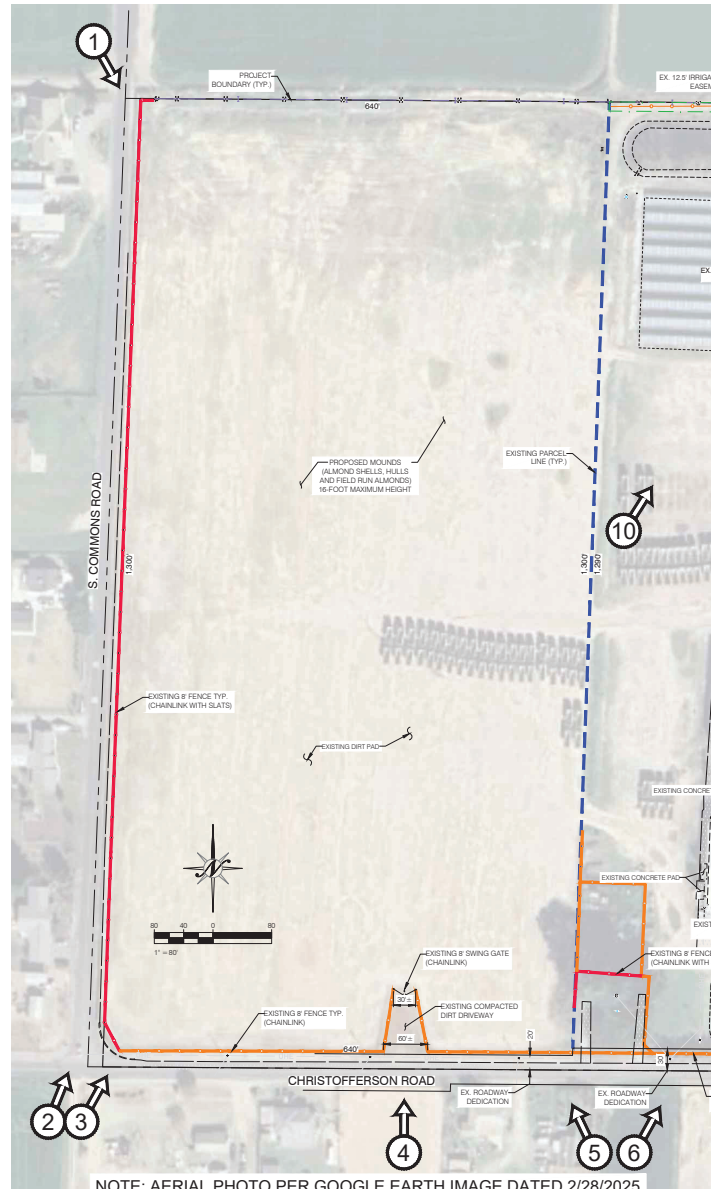
① AT THE NORTHWEST CORNER LOOKING SOUTHEAST



② AT THE SOUTHWEST CORNER LOOKING NORTH BY NORTHWEST



③ AT THE SOUTHWEST CORNER LOOKING NORTHWEST



NOTE: AERIAL PHOTO PER GOOGLE EARTH IMAGE DATED 2/28/2025



④ AT THE FRONT GATE LOOKING NORTH



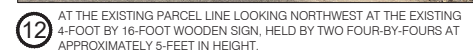
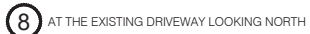
5 AT THE EXISTING PARCEL LINE LOOKING NORTHWEST



⑥ AT THE EXISTING PARCEL LINE LOOKING NORTHEAST

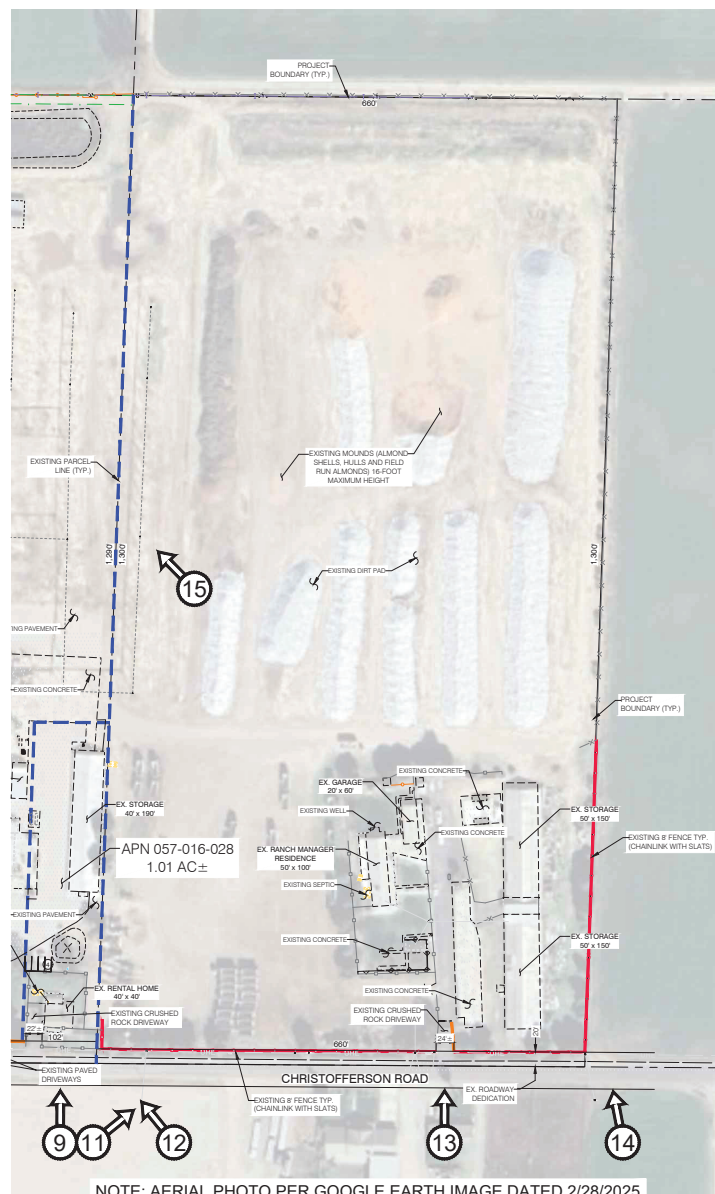


**STANISLAUS COUNTY, CALIFORNIA**

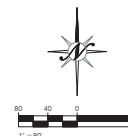




**STANISLAUS COUNTY, CALIFORNIA**



NOTE: AERIAL PHOTO PER GOOGLE EARTH IMAGE DATED 2/28/2025

[illegible]

## SITE PLAN WITH ELEVATIONS

CAL ALMOND

STANISLAUS COUNTY



JOB #:	25-3731
DATE:	08/28/2025
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	PMH
CHKD:	LCS

SHEET  
NUMBER

## SP1.4