



## Referral Early Consultation

**Date:** February 14, 2025

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

**From:** Teresa McDonald, Associate Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2023-0094 – ROLLING HILLS NUT COMPANY

**Respond By:** March 6, 2025

**\*\*\*\*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:** Rolling Hills Nut Company

**Project Location:** 3439 and 3443 Montpelier Road, between Montpelier Road and E Keyes Road, in the Denair area

**APN:** 019-030-020

**Williamson Act Contract:** 1972-0914

**General Plan:** Agriculture

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

**Project Description:** Request to expand an existing almond storage and packaging facility by constructing eight almond storage buildings totaling 110,025 square-feet and expanding the existing parking lot with an additional 25 parking spaces, on a 40.80-acre parcel, in the General Agriculture (A-2-40) zoning district. Of the eight proposed storage buildings, three will be roof-only structures totaling 35,025 square-feet, with the remaining five to be enclosed structures totaling 75,000 square-feet, to be developed in six phases. The existing facility is improved with 90,890 square-feet of building space, parking lot with 58 parking spaces, ground mount solar array, well and septic system, and drainage basin. The balance of the property is planted in almonds. The

facility operates Monday through Saturday from 5:00 a.m. to 3:00 p.m. Currently the facility has 33 employees on a maximum shift, which is expected to increase to a total of 70 daily employees, (40 on a morning shift and 30 on a second shift), during the peak season (for a total of 140 automobile trips per-day). There are currently two truck deliveries per-day, which is expected to increase to seven, between the hours of 8:00 a.m. and 5:00 p.m. (for a total of 14 daily truck trips). The hours of operation will remain the same. The facility receives hulled and shelled raw almonds and sorts, sizes, and packages them. No processing occurs on-site. The facility was originally approved under Use Permit No. 2009-07, expanded under Use Permit No. 2012-03 and Staff Approval Permit Nos. 2010-58, PLN2012-0024, PLN2013-0028, PLN2013-0096, PLN2014-0095, and PLN2015-0134.

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.

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



**USE PERMIT APPLICATION NO. PLN2023-0094 – ROLLING HILLS NUT COMPANY**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST #2: CHIESA
X	GSA: TURLOCK SUBBASIN (EAST)	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: EASTSIDE WATER DISTRICT	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LANDOWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: DENAIR UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	DISPOSAL: TURLOCK SCAVENGER
	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. PLN2023-0094 – ROLLING HILLS NUT COMPANY

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










# ROLLING HILLS NUT CO

## PLN2023-0094

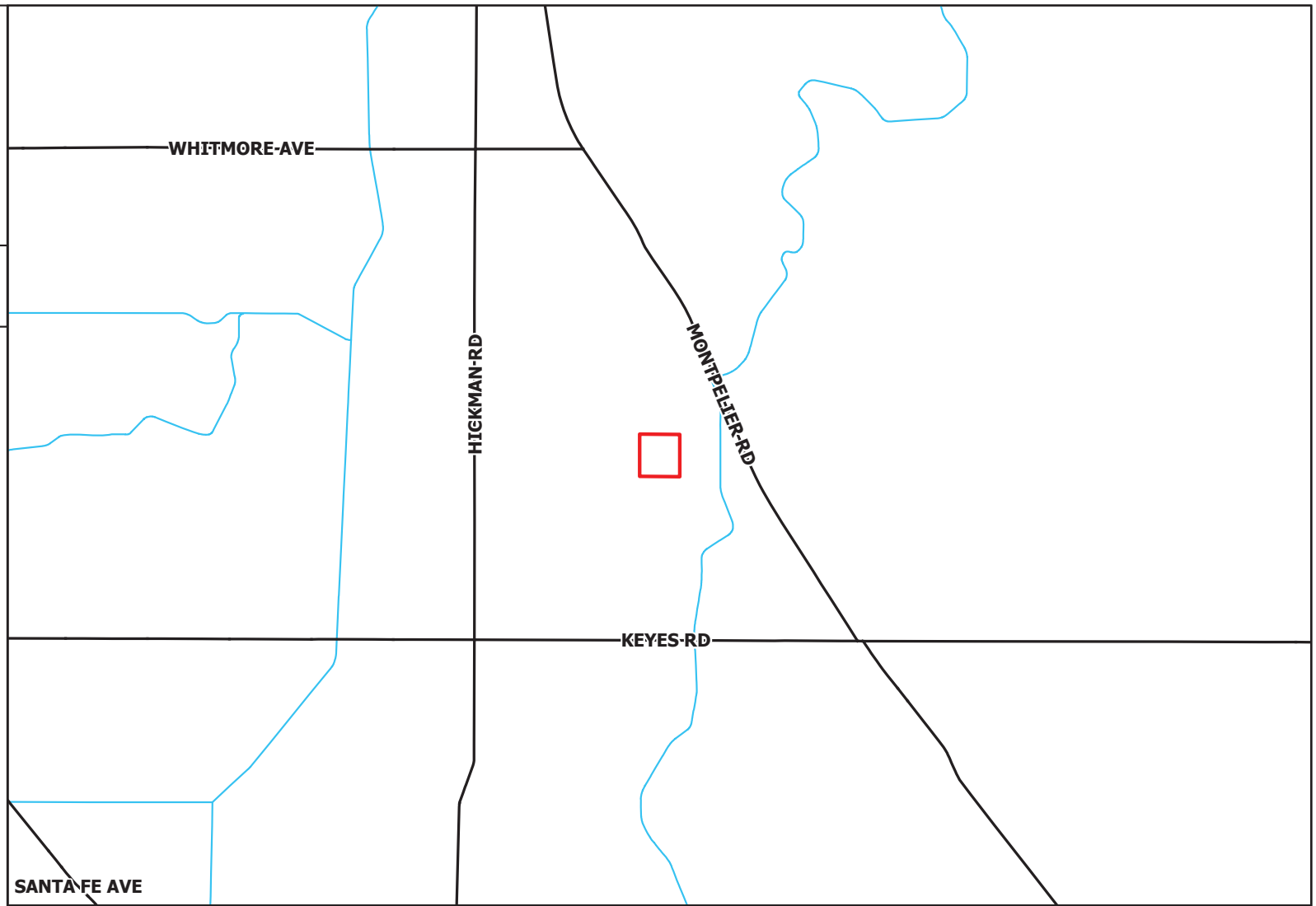
### AREA MAP

#### LEGEND

-  Project Site
-  County Boundary
-  Sphere of Influence
-  City
-  Road
-  Canal
-  Rivers



Source: Planning Department GIS Date Exported: 11/1/2023



# ROLLING HILLS NUT CO

## PLN2023-0094

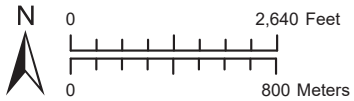
### GENERAL PLAN MAP

#### LEGEND

- Parcel
- Road
- Canal

#### General Plan

- Agriculture
- Project Site



Source: Planning Department GIS Date Exported: 11/1/2023



# ROLLING HILLS NUT CO

## PLN2023-0094


### ZONING MAP

#### LEGEND

 County Boundary


 Project Site

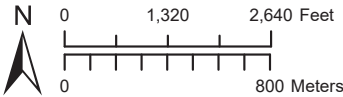
 Parcel

 Road

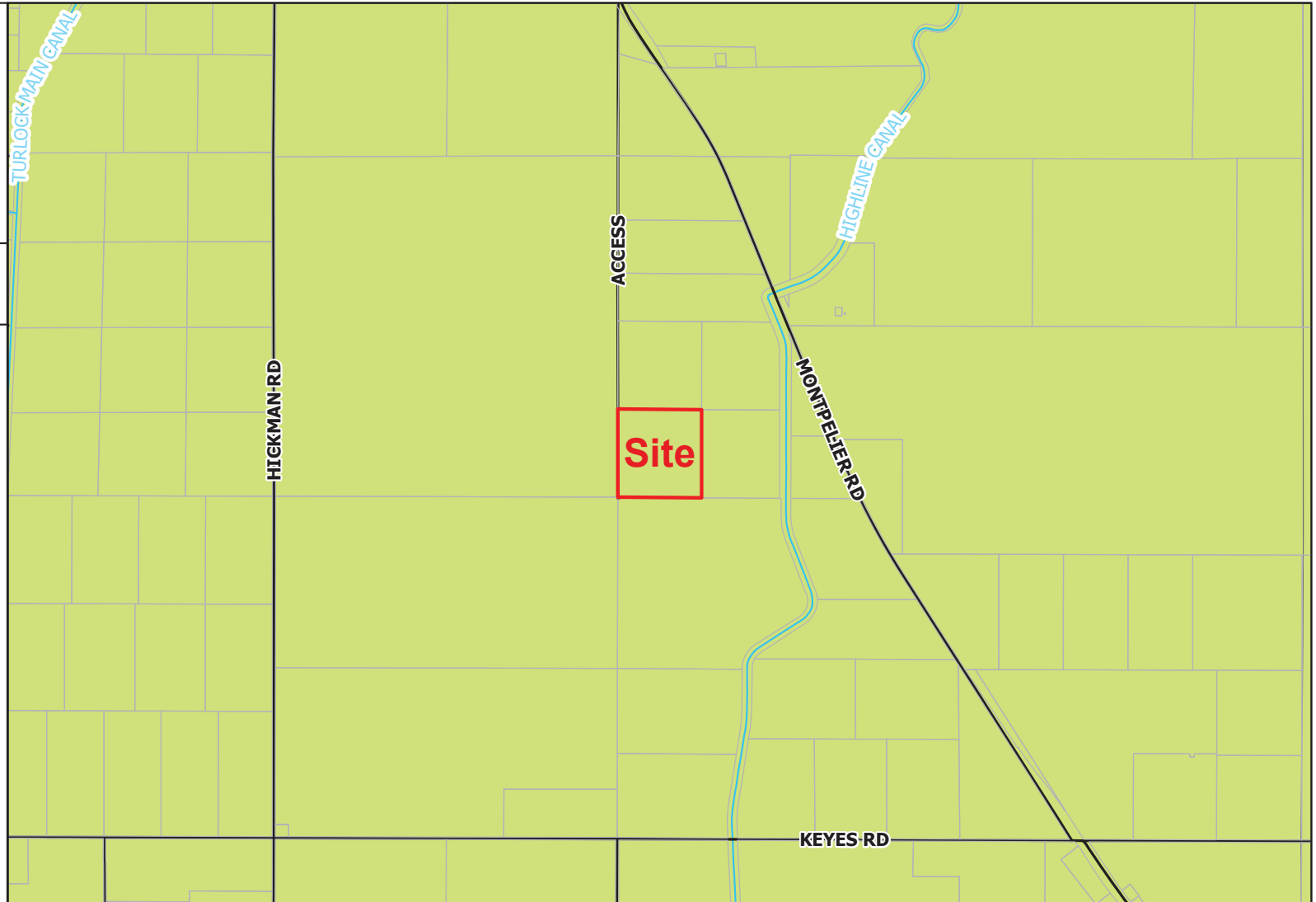
 Canal

#### Zoning Designation

 General AG 40 Acre



Source: Planning Department GIS Date Exported: 11/1/2023











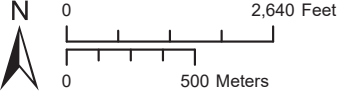
# ROLLING HILLS NUT CO

PLN2023-0094

## AERIAL AREA MAP

### LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers











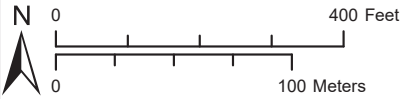
# ROLLING HILLS NUT CO

## PLN2023-0094

### AERIAL SITE MAP

#### LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers



Source: Planning Department GIS      Date Exported: 11/1/2023








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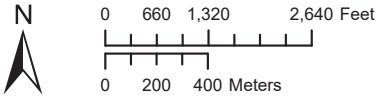
# ROLLING HILLS NUT CO

## PLN2023-0094

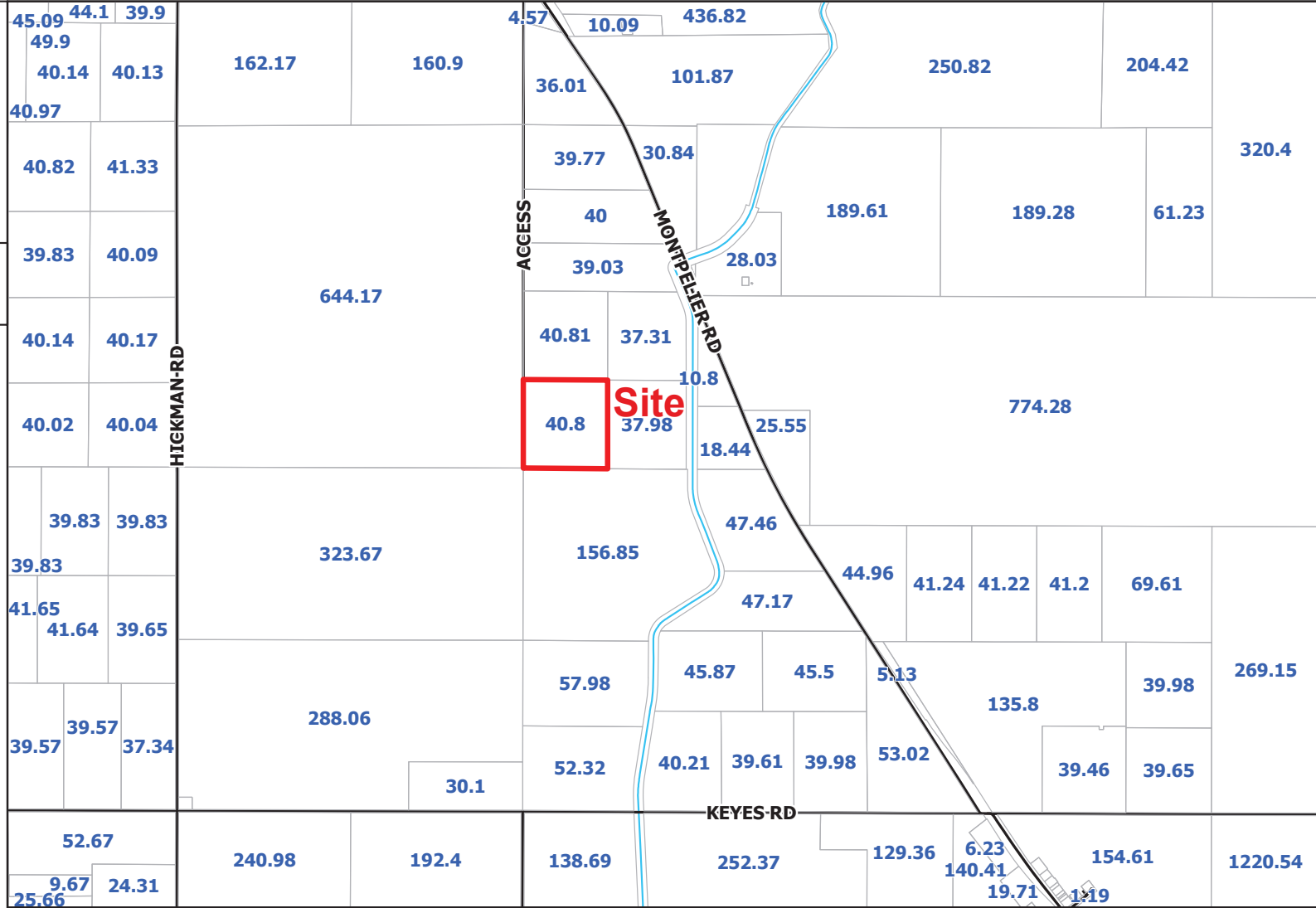
### ACREAGE MAP

#### Legend

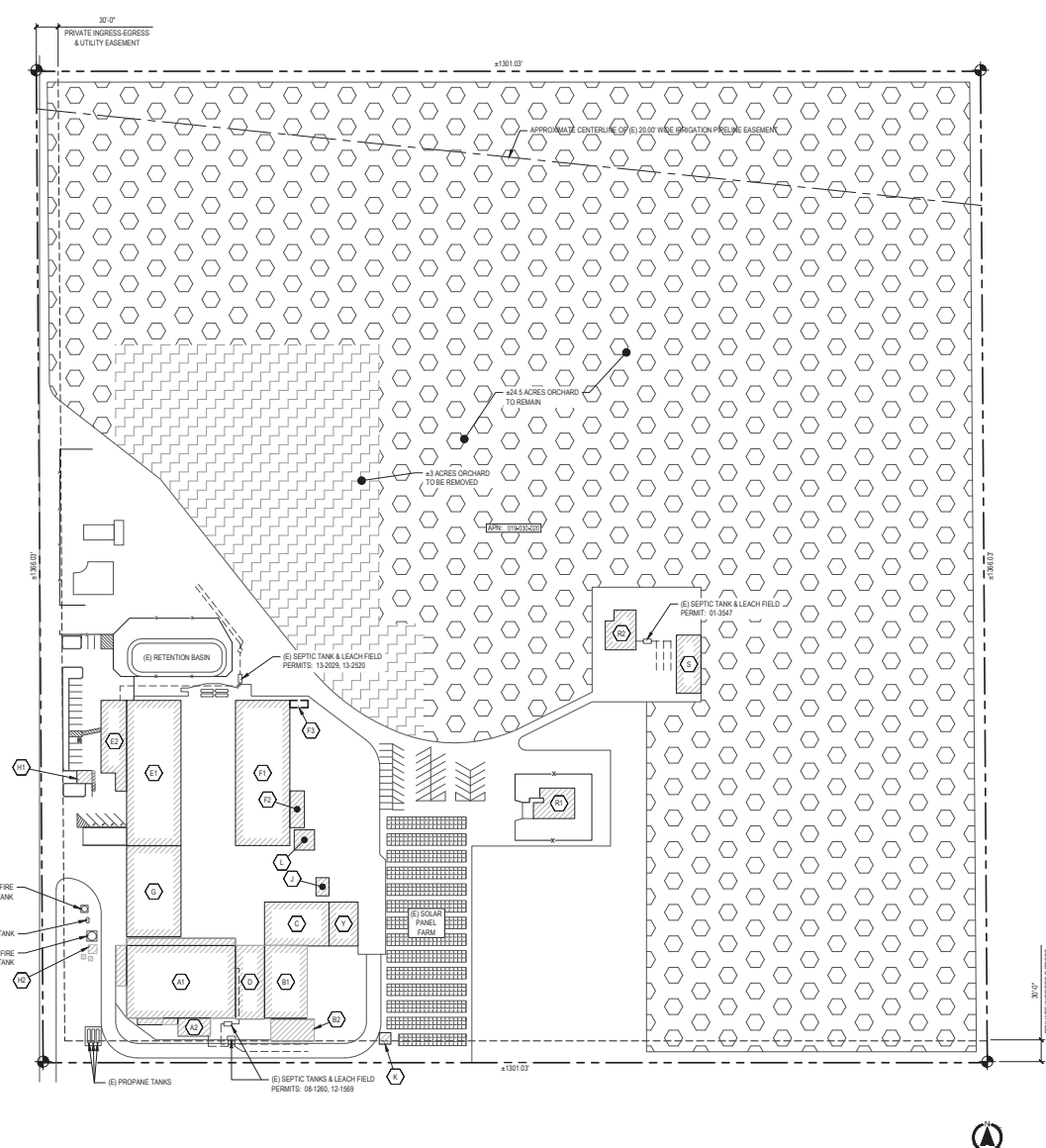
-  County Boundary
-  Project Site
-  Parcel/Acres
-  Road
-  Canal



Source: Planning Department GIS Date Exported: 11/1/2023







**EXISTING BUILDINGS**

Ⓔ (E) PROCESSING / OFFICE BUILDING (BUILDING PERMIT No. BLD2008-0106)	±17,525 SF
Ⓔ (E) RESTROOM / BREAK ROOM BUILDING (BUILDING PERMIT No. BLD0212-1569)	±1,125 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2008-00118)	±5,900 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. )	±1,800 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2010-02230)	±5,353 SF
Ⓔ (E) ROOF ONLY CANOPY (BUILDING PERMIT No. BLD2011-01787)	±4,000 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2013-0128)	±15,000 SF
Ⓔ (E) OFFICE BUILDING (BUILDING PERMIT No. BLD2013-2520)	±3,917 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2013-0208)	±15,000 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2019-1034)	±1,015 SF
Ⓔ (E) MINING (TO BE REMOVED)	±250 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING / ROOF ONLY CANOPY (BUILDING PERMIT No. BLD2015-2259)	±9,357 SF
Ⓔ (E) FIRE PUMP HOUSE BUILDING (BUILDING PERMIT No. BLD2013-2286)	±776 SF
Ⓔ (E) FIRE PUMP HOUSE BUILDING (BUILDING PERMIT No. )	±145 SF
Ⓔ (E) STORAGE BUILDING (BUILDING PERMIT No. )	±483 SF
Ⓔ (E) SOLAR PANEL CONTROL BUILDING (BUILDING PERMIT No. BLD2011-01680)	±255 SF
Ⓔ (E) ROOF ONLY CANOPY (BUILDING PERMIT No. )	±792 SF
Ⓔ (E) RESIDENCE (BUILDING PERMIT No. BLD2001-03547)	±2,180 SF
Ⓔ (E) RESIDENCE	±2,150 SF
Ⓔ (E) AGRICULTURAL STORAGE BUILDING	±2,720 SF
Ⓔ (E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2013-0542)	±2,400 SF

**EXISTING BUILDING LEGEND**  
1  
NO SCALE

CLIENT  
**ROLLING HILLS NUT COMPANY**  
3445 MONTEPELLER ROAD  
HICKMAN, CA 95323

ENGINEER  
**JUSTIN W. CAPP, Inc.**  
ENGINEERING + DESIGN  
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CE #61393 SE 94613  
1003 12th STREET, MODesto, CA 95354  
PO BOX 861 Modesto, CA 95383  
(520) 534-4774  
www.justinwecapp.com

REVISION HISTORY:

No.	DATE	ISSUANCE
09/12/23		CONDITIONAL USE PERMIT SUBMITTAL

DISCLAIMER:  
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PROJECT NAME:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
3445 MONTEPELLER ROAD  
HICKMAN, CA 95323

DRAWING TITLE:  
**EXISTING SITE PLAN**

CAD FILE NAME:  
22038\_REF\_WC-TD 24X30.DWG

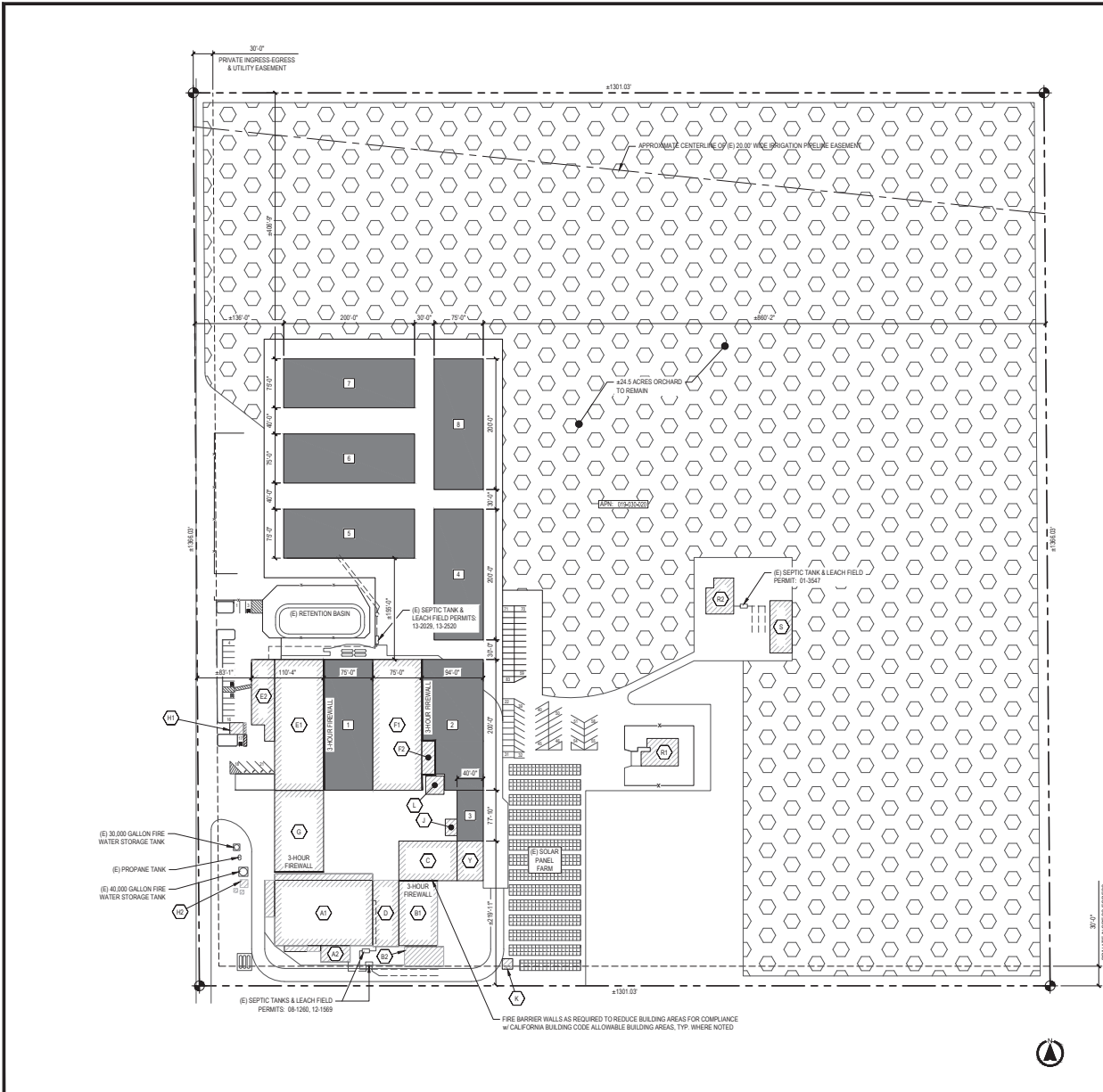
DRAWING SCALE:  
AS NOTED

JOB NUMBER:  
22038

DATE:  
8/5/22

SHEET NUMBER:  
SP0.0

**EXISTING SITE PLAN**  
12  
8/5/22



**SITE INFO**

APN: 019-030-020  
 ZONING: GENERAL AG-40  
 JURISDICTION: STANISLAUS COUNTY  
 (E) BUILDING AREA: 90,890 SF  
 (E) SITE AREA: 40.89 AC (1,777,204 SF)  
 (N) BUILDING AREA: 110,025 SF  
 TOTAL BUILDING COVERAGE: 200,915 SF  
 PAVING: 279,046 SF  
 TOTAL LOT COVERAGE: 27%

**EXISTING BUILDINGS**

(E) PROCESSING / OFFICE BUILDING (BUILDING PERMIT No. BLD2009-01360)	=	+17,525 SF
(E) RESTROOM / BREAK ROOM BUILDING (BUILDING PERMIT No. BLD2013-1569)	=	+1,125 SF
(E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2008-00118)	=	+5,900 SF
(E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. )	=	+1,800 SF
(E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2010-02230)	=	+5,353 SF
(E) ROOF-ONLY CANOPY (BUILDING PERMIT No. BLD2011-01787)	=	+4,000 SF
(E) STORAGE BUILDING (BUILDING PERMIT No. BLD2013-0128)	=	+3,917 SF
(E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2013-0208)	=	+15,000 SF
(E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2019-1534)	=	+1,015 SF
(E) AWNING (TO BE REMOVED)	=	+250 SF
(E) STORAGE WAREHOUSE BUILDING / ROOF-ONLY CANOPY (BUILDING PERMIT No. BLD2015-2259)	=	+9,357 SF
(E) FIRE PUMP HOUSE BUILDING (BUILDING PERMIT No. BLD2013-228)	=	+378 SF
(E) FIRE PUMP HOUSE BUILDING (BUILDING PERMIT No. )	=	+145 SF
(E) STORAGE BUILDING (BUILDING PERMIT No. )	=	+450 SF
(E) SOLAR PANEL CONTROL BUILDING (BUILDING PERMIT No. BLD2011-01890)	=	+255 SF
(E) ROOF-ONLY CANOPY (BUILDING PERMIT No. )	=	+750 SF
(E) RESIDENCE (BUILDING PERMIT No. BLD2001-03547)	=	+2,190 SF
(E) RESIDENCE	=	+2,190 SF
(E) AGRICULTURAL STORAGE BUILDING	=	+2,728 SF
(E) STORAGE WAREHOUSE BUILDING (BUILDING PERMIT No. BLD2013-0542)	=	+2,400 SF
TOTAL EXISTING BUILDING AREA = +80,680 SF		

**PROPOSED BUILDINGS**

(P) PHASE I STORAGE WAREHOUSE BUILDING (COVER ONLY)	=	+15,000 SF
(P) PHASE II STORAGE WAREHOUSE BUILDING (COVER ONLY)	=	+16,925 SF
(P) PHASE III STORAGE WAREHOUSE BUILDING (COVER ONLY)	=	+1,100 SF
(P) PHASE IV STORAGE WAREHOUSE BUILDING	=	+15,000 SF
(P) PHASE V STORAGE WAREHOUSE BUILDING	=	+15,000 SF
(P) PHASE VI STORAGE WAREHOUSE BUILDING	=	+15,000 SF
(P) PHASE VII STORAGE WAREHOUSE BUILDING	=	+15,000 SF
TOTAL PROPOSED BUILDING AREA = +110,025 SF		

**BUILDING ANALYSIS**

**2.1.1 NO SCALE**  
 PARKING ANALYSIS FOR STANISLAUS COUNTY MUNICIPAL CODE §21.76.070 (1 SPACE PER EMPLOYEE ON MAX. SHIFT - 3 SURPLUS)  
**REQUIRED PARKING FOR EXISTING FACILITY**

(E) BUILDING A1: OFFICE AREA (1 SPACE / 300 SF)	=	+2,250 SF / 300 = 7 SPACES
PRODUCTION AREA (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	2 EMPLOYEE = 2 SPACES
(E) BUILDING A2 (1 SPACE / 300 SF)	=	+1,125 SF / 300 = 4 SPACES
(E) BUILDING B1 & B2 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
(E) BUILDINGS C & F (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
(E) ROOF-ONLY CANOPY D	=	NA
(E) BUILDING E1 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
(E) BUILDING E2 (1 SPACE / 300 SF)	=	+3,917 SF / 300 = 13 SPACES
(E) BUILDINGS F1 & F2 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
(E) BUILDING G (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
(E) FIRE PUMP HOUSE BUILDING H1	=	NA
(E) FIRE PUMP HOUSE BUILDING H2	=	NA
(E) BUILDING J (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
(E) SOLAR PANEL CONTROL BUILDING K	=	NA
(E) ROOF-ONLY CANOPY L	=	NA
TOTAL PARKING REQUIRED = 32 SPACES		

**REQUIRED PARKING FOR PROPOSED BUILDINGS**

BUILDINGS 1, 2 & 3	=	NA
BUILDING 4 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
BUILDING 5 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
BUILDING 6 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
BUILDING 7 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
BUILDING 8 (1 SPACE / EMPLOYEE ON MAX. SHIFT)	=	1 EMPLOYEE = 1 SPACE
SURPLUS	=	+ 3 SPACES
TOTAL PARKING REQUIRED = 8 SPACES		

**TOTAL REQUIRED PARKING**

REQUIRED PARKING FOR EXISTING BUILDINGS	=	32 SPACES
REQUIRED PARKING FOR PROPOSED BUILDINGS	=	8 SPACES
TOTAL PARKING REQUIRED	=	40 SPACES

**PARKING PROVIDED**

(E) STANDARD PARKING	=	54 SPACES
(E) ACCESSIBLE PARKING	=	1 SPACE
(E) PARKING CONVERTED TO ACCESSIBLE PARKING	=	3 SPACES
PROPOSED STANDARD PARKING	=	24 SPACES
TOTAL PARKING PROVIDED	=	82 SPACES

**3.1.1 NO SCALE**



**ROLLING HILLS NUT COMPANY**  
 3445 MONTELENER ROAD  
 HICKMAN, CA 95323

**CLIENT**

**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
 JUSTIN W. CAPP  
 103 12th STREET, MODESTO, CA 95354  
 PO BOX 881 MODESTO, CA 95353  
 (209) 532-4774  
 www.jwcapp.com

**REVISION HISTORY:**

No.	DATE	REVISION
09/22/23		CONDITIONAL USE PERMIT SUBMITTAL

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**ENGINEER'S SEAL:**

PROJECT ADDRESS:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
 3445 MONTELENER ROAD  
 HICKMAN, CA 95323  
 DRAWING TITLE:  
**PROPOSED SITE PLAN**

CAD FILE NAME:  
 220318\_PREF\_WJC-TD 24X30.DWG

DRAWING SCALE:  
 AS NOTED

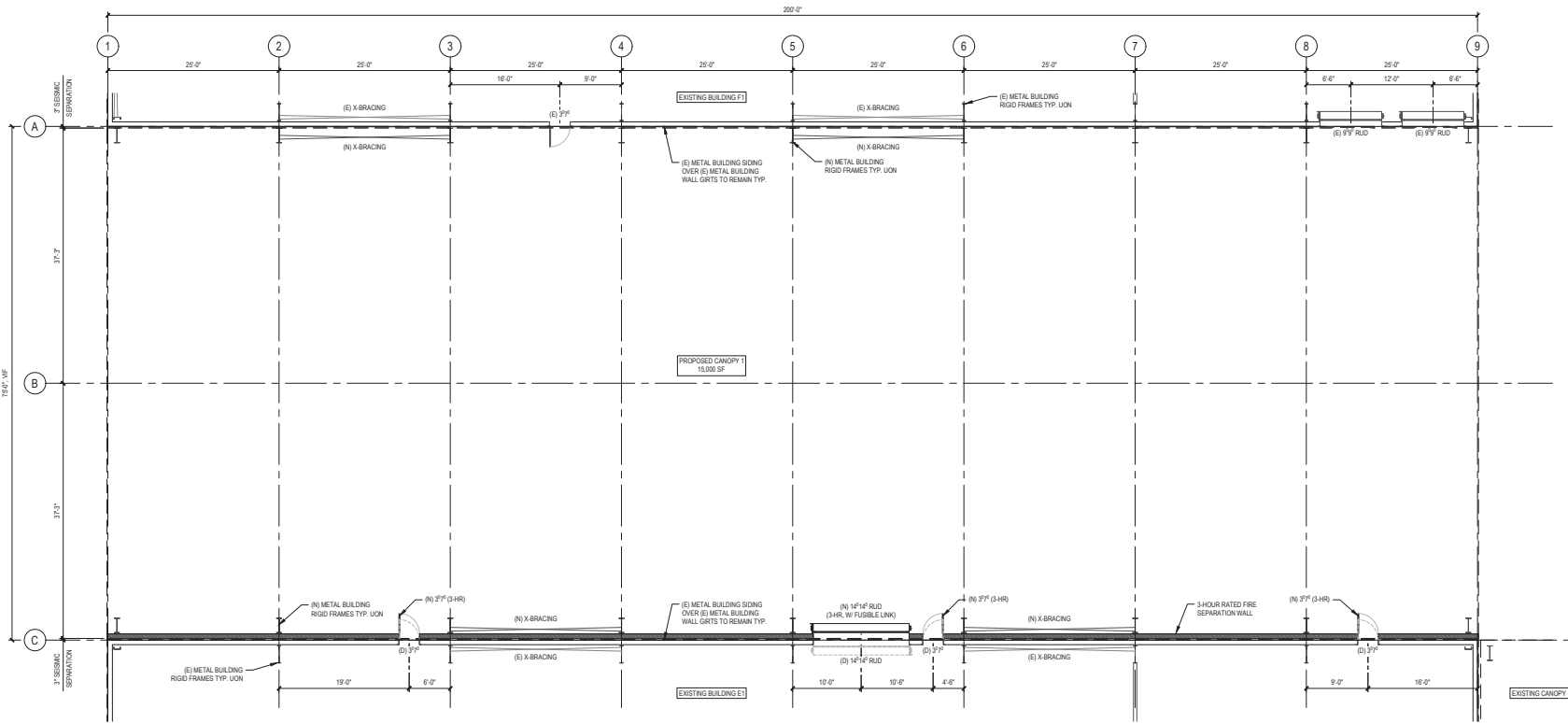
JOB NUMBER: 220318  
 DRAWN: JWC  
 CHECKED: JWC  
 DATE: 8/5/23

SHEET NUMBER:  
**SP0.1**

**12.1 PROPOSED SITE PLAN**


25.1 1"=80'






**CANOPY BUILDING 1 FLOOR PLAN**

1/8" = 1'-0"

CLIENT:  
  
**ROLLING HILLS NUT COMPANY**  
 3443 MONTELELLER ROAD  
 HICKMAN, CA 95323

ENGINEER:  
  
**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
 JUSTIN W. CAPP  
 CE #61393, SC #4813  
 103 12th STREET, MODESTO, CA 95350  
 PO BOX 861, MODESTO, CA 95350  
 (209) 524-4774  
 www.justinwecapp.com

REVISION HISTORY:

No.	DATE	REVISION
091223		CONDITIONAL USE PERMIT SUBMITTAL

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ENGINEER'S SEAL:  
  
 12/20/2023

PROJECT NAME:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
 3443 MONTELELLER ROAD  
 HICKMAN, CA 95323

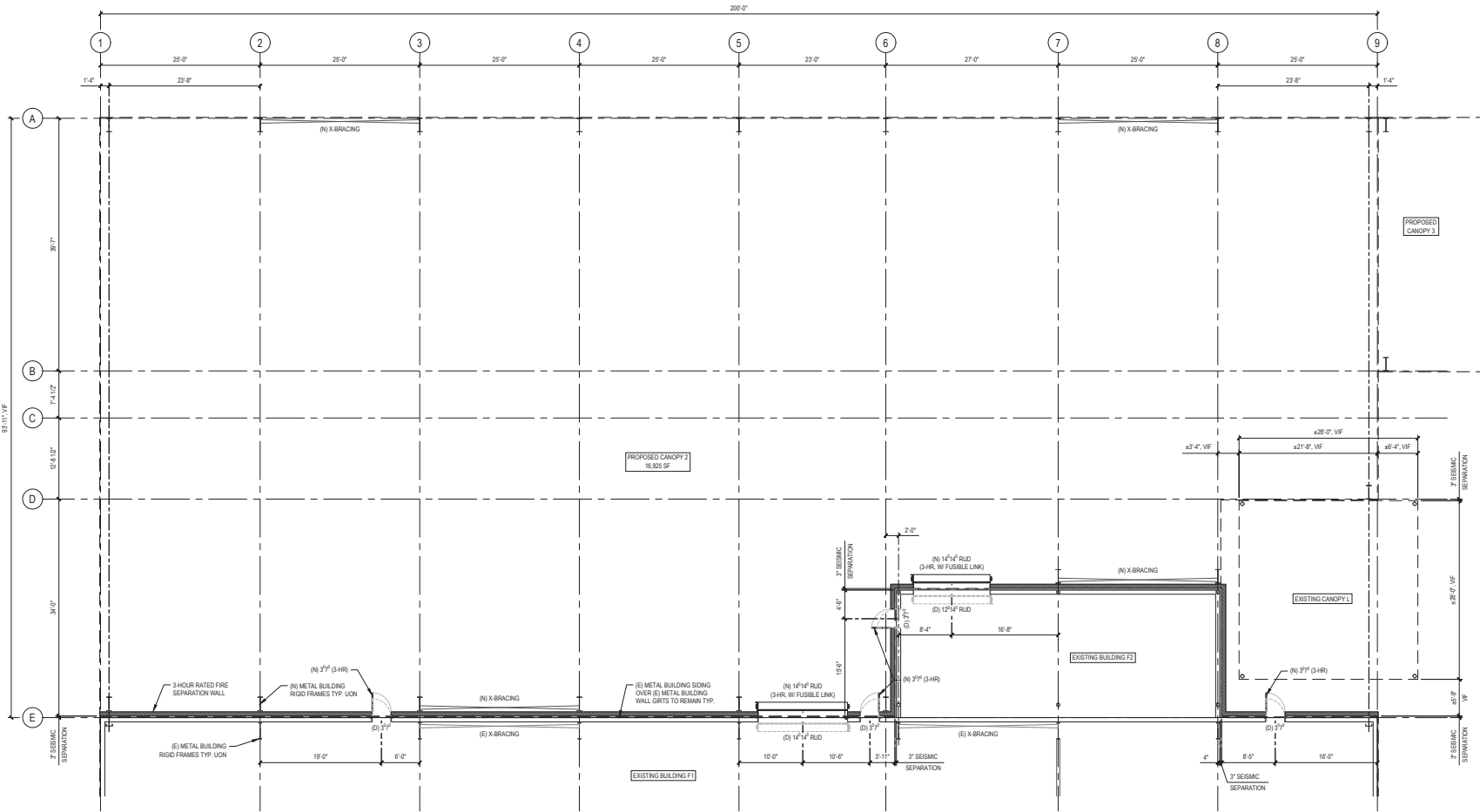
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**CANOPY BUILDING 1 FLOOR PLAN**

CAD FILE NAME:  
 22038\_A0 SERIES.DWG

DRAWING SCALE:  
 AS NOTED

JOB NUMBER: 22038  
 DRAWN: DWJ  
 CHECKED: JWC  
 DATE: 8/5/22

SHEET NUMBER:  
**A0.0**



**CANOPY BUILDING 2 FLOOR PLAN**

1/8" = 1'-0"



**ROLLING HILLS NUT COMPANY**  
 3443 MONTELENER ROAD  
 HICKMAN, CA 95323

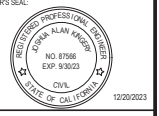
ENGINEER:

**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
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 103 12th STREET, MODESTO, CA 95354  
 PO BOX 8611 MODESTO, CA 95383  
 (209) 534-4774  
 www.justinwecapp.com

REVISION HISTORY:

No.	DATE	REVISION
09/12/23		CONDITIONAL USE PERMIT SUBMITTAL

USE DISCLAIMER:  
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PROJECT NAME:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
 3443 MONTELENER ROAD  
 HICKMAN, CA 95323

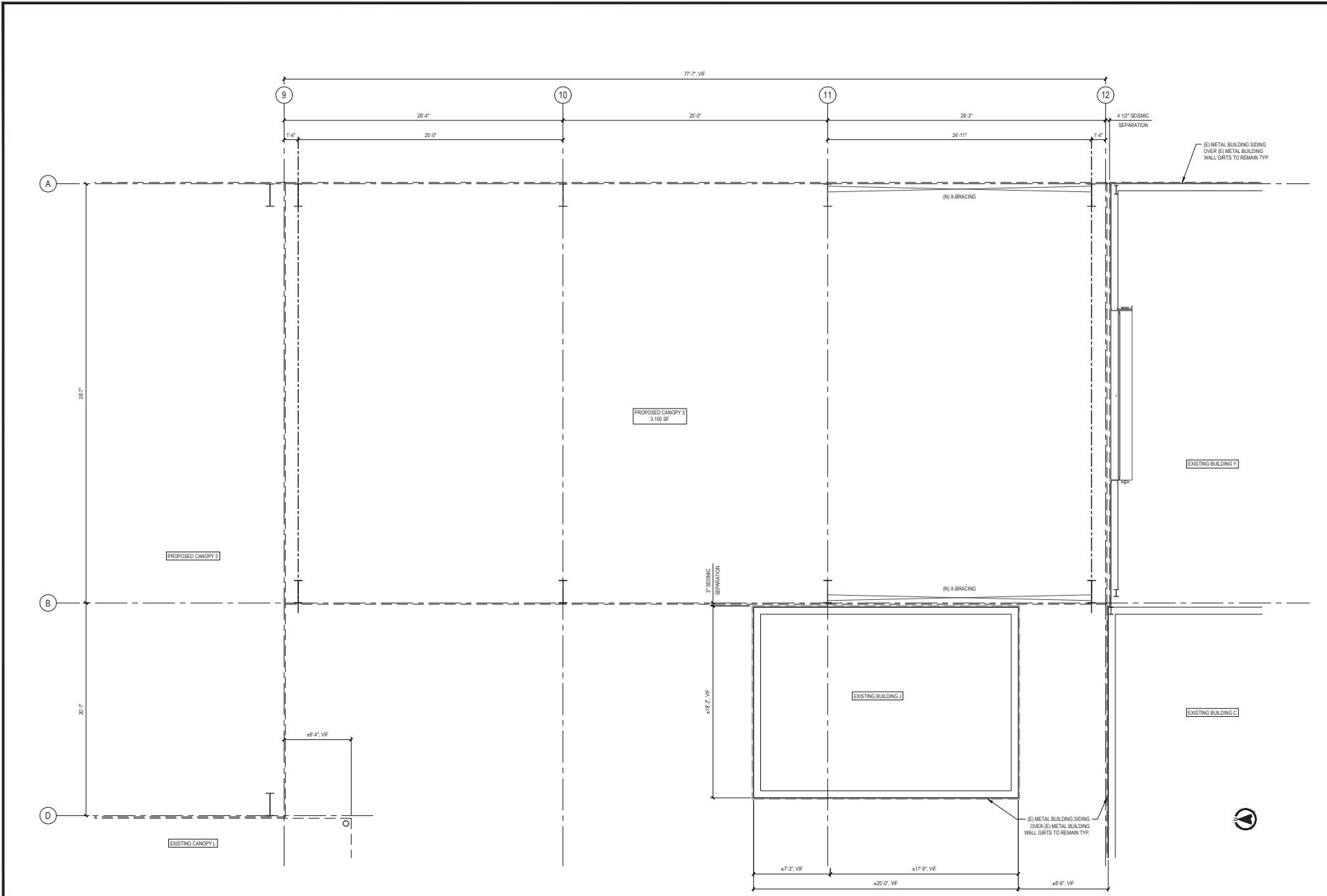
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**CANOPY BUILDING 2 FLOOR PLAN**

CAD FILE NAME:  
 22038\_A0 SERIES.DWG

DRAWING SCALE: AS NOTED

JOB NUMBER: 22038  
 DRAWN: DWI  
 CHKD: JWC  
 DATE: 8/5/22

SHEET NUMBER: **A0.1**



**CANOPY BUILDING 3 FLOOR PLAN**

12  
1/4" = 1'-0"

CLIENT:  
**ROLLING HILLS NUT COMPANY**  
 3443 MONTEPELLIER ROAD  
 HICKMAN, CA 95323

ENGINEER:  
**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
 JUSTIN W. CAPP  
 103 12th STREET, MODESTO, CA 95354  
 PO BOX 661, MODESTO, CA 95353  
 (209) 534-4774  
 www.justinwecapp.com

REVISION HISTORY:

No.	DATE	REVISION
09/12/23		CONDITIONAL USE PERMIT SUBMITTAL

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12/29/2023

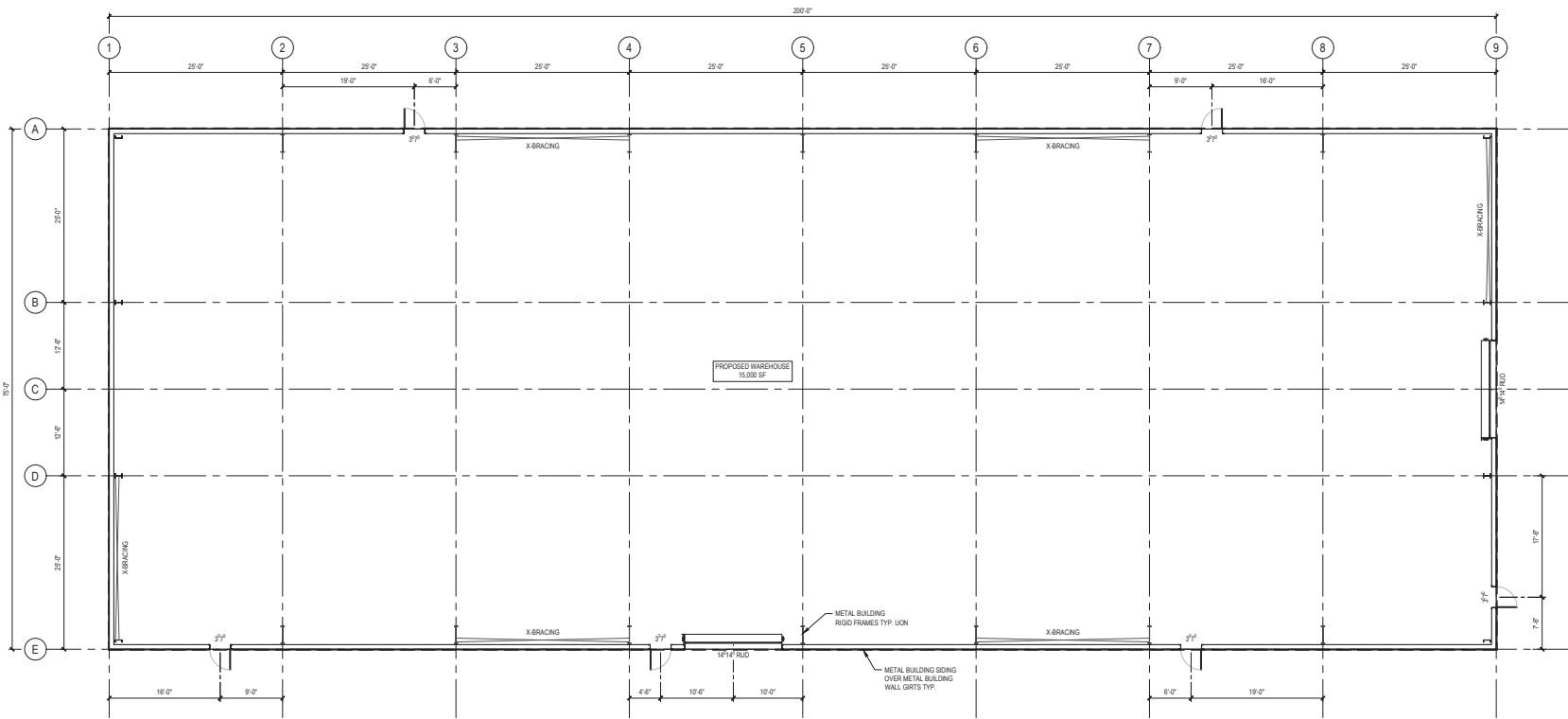
PROJECT NAME:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
 3443 MONTEPELLIER ROAD  
 HICKMAN, CA 95323

DRAWING TITLE:  
**CANOPY BUILDING 3 FLOOR PLAN**

CAD FILE NAME:  
 22038\_A0 SERIES.DWG

DRAWING SCALE: AS NOTED  
 JOB NUMBER: 22038  
 DRAWN: JWC  
 CHKD: JWC  
 DATE: 8/5/23  
 SHEET NUMBER: A0.2



**WAREHOUSE BLDGS 4-8 FLOOR PLAN**

1/8" = 1'-0"



**ROLLING HILLS NUT COMPANY**  
 3443 MONTEPELIER ROAD  
 HICKMAN, CA 95323

ENGINEER:

**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
 JUSTIN W. CAPP  
 CE #61393 SC 94813  
 103 12th STREET, MODESTO, CA 95350  
 PO BOX 8611, MODESTO, CA 95383  
 (209) 532-4774  
 www.justinwecapp.com

REVISION HISTORY:

No.	DATE	REVISION
09/12/23		CONDITIONAL USE PERMIT SUBMITTAL

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ENGINEER'S SEAL:

12/20/2023

PROJECT NAME:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
 3443 MONTEPELIER ROAD  
 HICKMAN, CA 95323

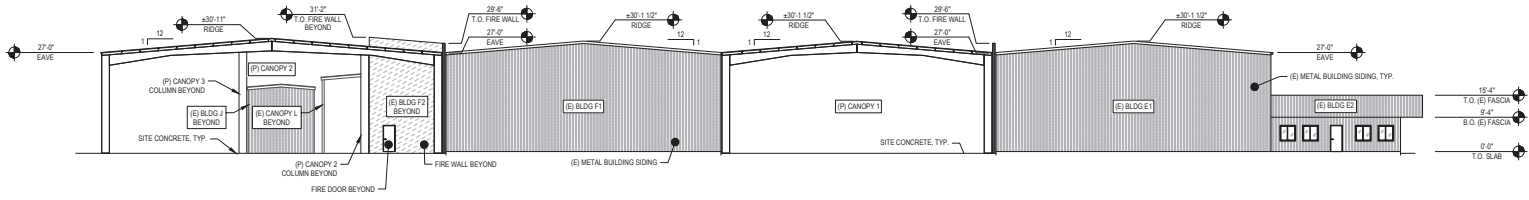
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CAD FILE NAME:  
 22038\_A0 SERIES.DWG

DRAWING SCALE:  
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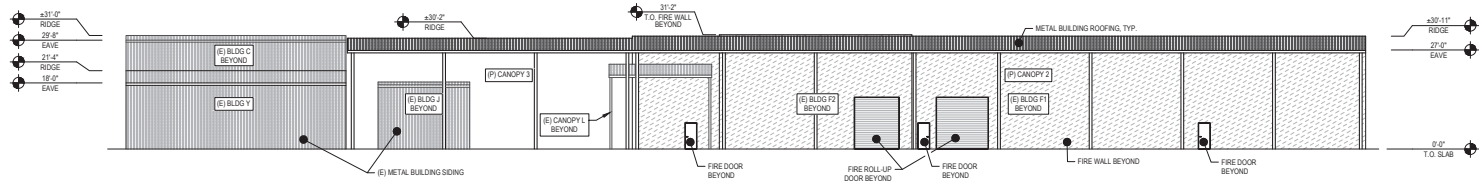
JOB NUMBER: 22038  
 DRAWN: JWC  
 DATE: 8/5/22

SHEET NUMBER:  
**A0.3**




**BUILDINGS 1-3 NORTH EXTERIOR ELEVATION**


A1.0 1/16" = 1'-0"



**BUILDINGS 1-3 EAST EXTERIOR ELEVATION**

A1.0 1/16" = 1'-0"

**CLIENT:**  
  
**ROLLING HILLS NUT COMPANY**  
 3445 MONTEPELIER ROAD  
 HICKMAN, CA. 95323

**ENGINEER:**  
  
**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
 JUSTIN W. CAPP  
 CE #61395 SE 94615  
 103 12th STREET, MODESTO, CA 95354  
 PO BOX 691, MODESTO, CA 95339  
 (209) 534-4774  
 www.justinwecapp.com

**REVISION HISTORY:**

No.	DATE	REVISION
09/13/23		CONDITIONAL USE PERMIT SUBMITTAL

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**ENGINEER'S SEAL:**  


**PROJECT NAME:**  
**CONDITIONAL USE PERMIT**

**PROJECT ADDRESS:**  
 3445 MONTEPELIER ROAD  
 HICKMAN, CA. 95323

**DRAWING TITLE:**  
**BUILDINGS 1-3 EXTERIOR ELEVATIONS**

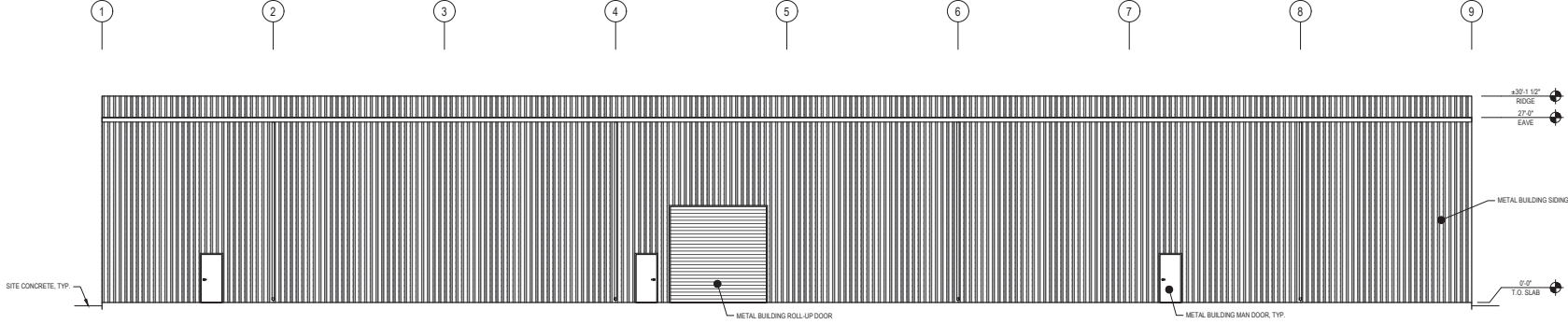
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**DRAWING SCALE:** AS NOTED

**JOB NUMBER:** 22038  
**DATE:** 8/5/23

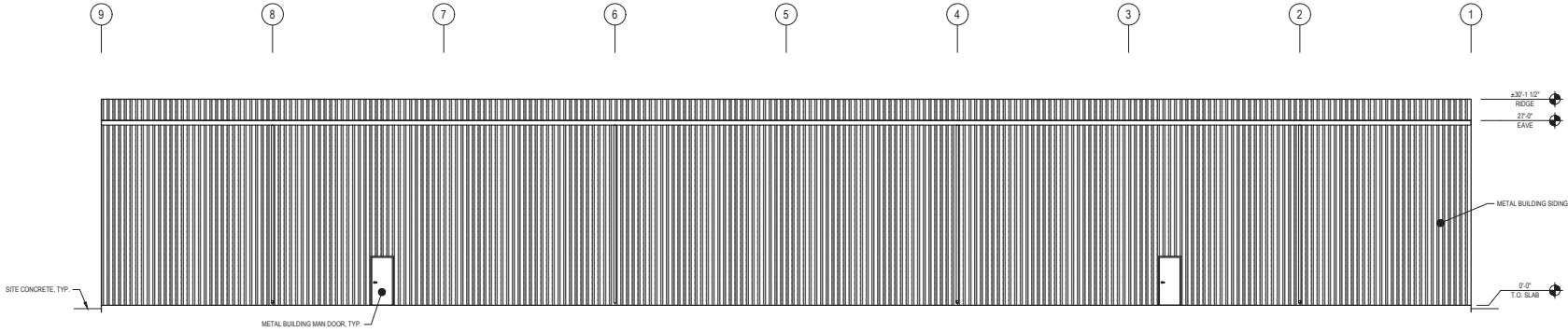
**DRW:** DW  
**CHECKED:** JWC  
**DATE:** 8/5/23

**SHEET NUMBER:** **A1.0**



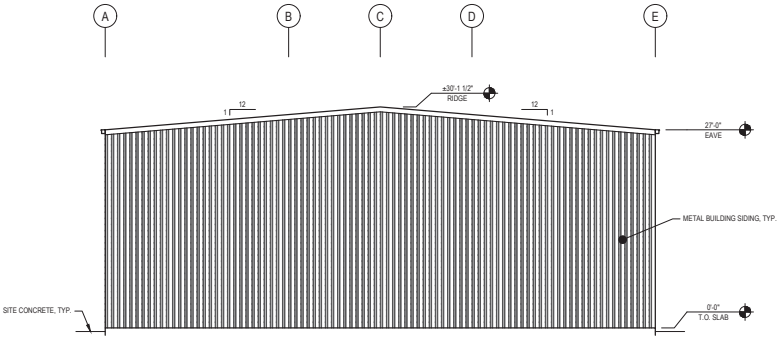
10 BUILDINGS 4-8 EXTERIOR ELEVATION - SIDE VIEW @ GRID E

1/8" = 1'-0"



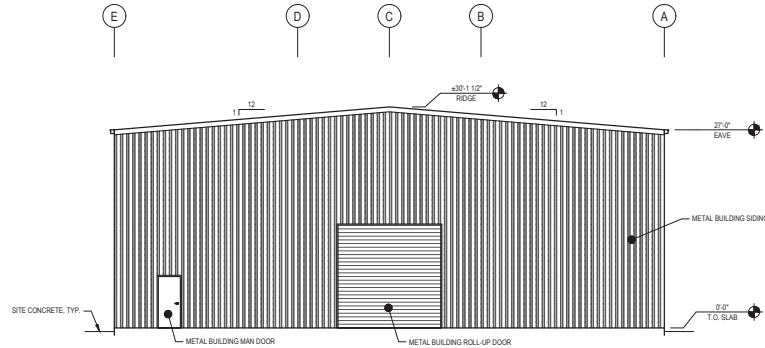
11 BUILDINGS 4-8 EXTERIOR ELEVATION - SIDE VIEW @ GRID A

1/8" = 1'-0"



12 BUILDINGS 4-8 EXTERIOR ELEVATION - SIDE VIEW @ GRID 1


1/8" = 1'-0"



6 BUILDINGS 4-8 EXTERIOR ELEVATION - SIDE VIEW @ GRID 9

1/8" = 1'-0"

CLIENT:  
  
**ROLLING HILLS NUT COMPANY**  
 3443 MONTELENER ROAD  
 HICKMAN, CA 95323

ENGINEER:  
  
**JUSTIN W. CAPP, Inc.**  
 ENGINEERING + DESIGN  
 JUSTIN W. CAPP  
 CE #01393 SC 04813  
 103 12th STREET, MODESTO, CA 95354  
 PO BOX 8611 MODESTO, CA 95383  
 (209) 534-4774  
 www.justinwecapp.com

REVISION HISTORY:

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09/12/23		CONDITIONAL USE PERMIT SUBMITTAL

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ENGINEER'S SEAL:  
  
 12/20/2023

PROJECT NAME:  
**CONDITIONAL USE PERMIT**

PROJECT ADDRESS:  
 3443 MONTELENER ROAD  
 HICKMAN, CA 95323

DRAWING TITLE:  
**BUILDINGS 4-8 EXTERIOR ELEVATIONS**

CAD FILE NAME:  
 22038\_A1 SERIES.DWG

DRAWING SCALE:  
 AS NOTED

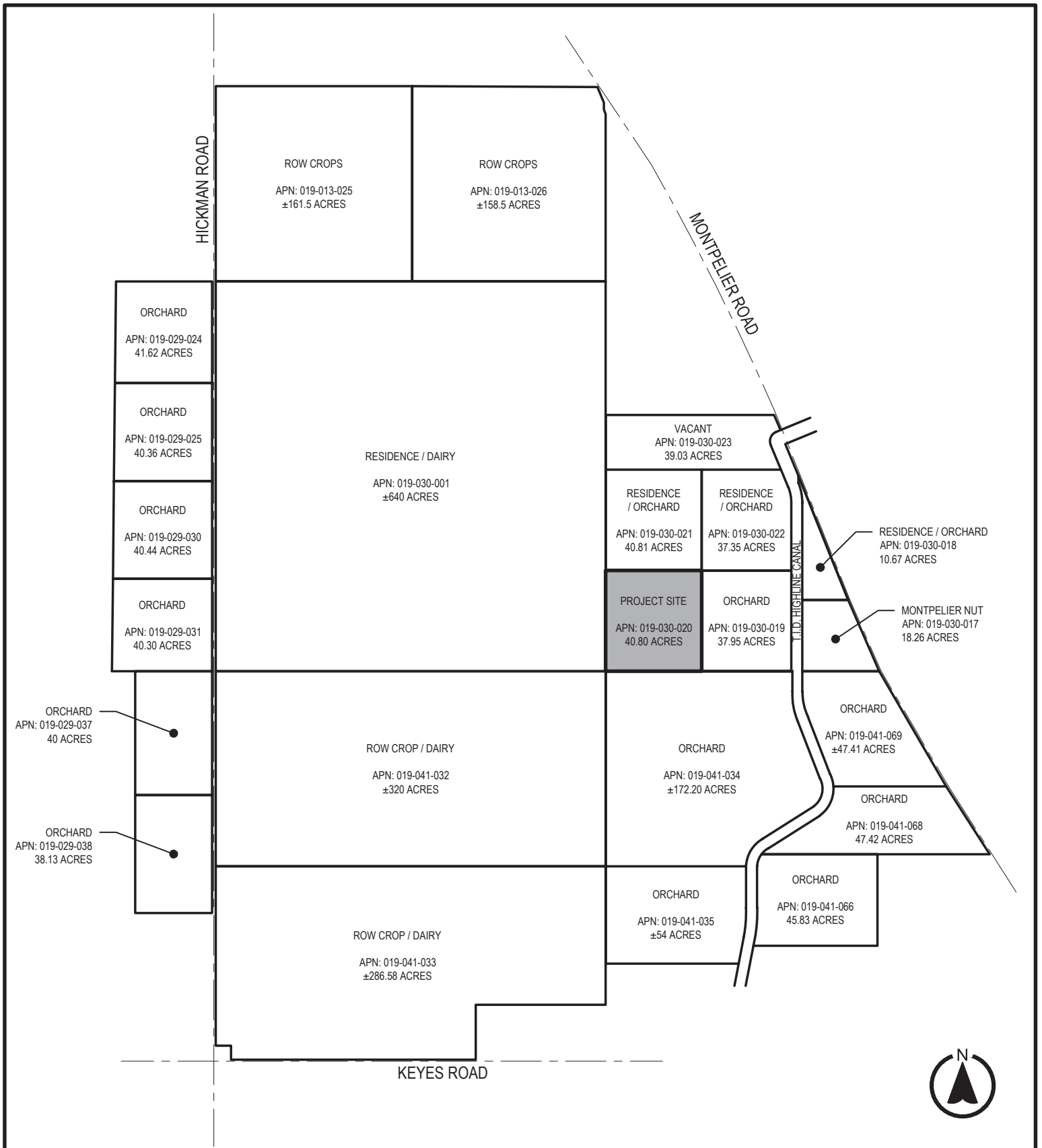
JOB NUMBER:  
**22038**

DATE:  
 8/5/23

DRWN:  
 DWJ

CHEK:  
 JWC

SHEET NUMBER:  
**A1.1**



AREA MAP		SCALE: 1" = 1750'	
JUSTIN W. CAPP, Inc. 1003 12 <sup>th</sup> STREET, MODESTO, CA PO BOX 861, 95353 (209) 648-4154 CE #61393, SE #4813		<b>Conditional Use Permit</b> Job No. 22038	
 JUSTIN W. CAPP, Inc. ENGINEERING + DESIGN		<b>Rolling Hills Nut Company</b> 3443 Montpelier Road Hickman, CA 95323	
		DRAWN DW CHK'D JWC DATE 09/12/23	Sheet No. <b>AREA</b>





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): _____  Date: <u>8/4/2023</u>  S <u>23</u> T <u>45</u> R <u>11 E</u>  GP Designation: <u>Agriculture</u>  Zoning: <u>A-2-40</u>  Fee: <u>\$5554</u>  Receipt No. <u>573231</u>  Received By: <u>BB</u>  Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Expand existing almond warehouse facility with eight (8) additional almond storage buildings

and new employee parking area in six (6) construction phases



# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 019 Page 030 Parcel 020

Additional parcel numbers: \_\_\_\_\_

Project Site Address  
or Physical Location:

3443 Montpelier Road, Hickman, CA 95323

Property Area: Acres: 40.80 or Square feet: 1,777,248

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Orchard, Residence, Tree Nut Storage facility

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Use Permit No. 2012-03 Rolling Hills Nut approved August 2, 2012

Existing General Plan & Zoning: A-2-40 (General Agriculture)

Proposed General Plan & Zoning: N/A  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Orchard

West: Undeveloped

North: Orchard

South: Orchard

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: 72-0914

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat

Rolling

Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 3.67 Acres

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**



**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 90,100 Sq. Ft. Landscaped Area: 2,610 Sq. Ft.

Proposed Building Coverage: 200,985 Sq. Ft. Paved Surface Area: 182,800 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 110,885 sq. ft.

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 30'-3" +/-

See Concept Exterior Building Elevations

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) 30' +/-

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Pavement

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Turlock Irrigation District

Sewer\*: Septic System

Telephone: Verison

Gas/Propane: Suburban Propane

Water\*\*: Private Well

Irrigation: Turlock Irrigation District

**\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

**\*\*Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No

---

---

**Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.**

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: n/a Total Dwelling Units: n/a Total Acreage: n/a

Net Density per Acre: n/a Gross Density per Acre: n/a

<b>(complete if applicable)</b>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Acreage:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): See project's Proposed Site Plan

See project's Proposed Site Plan

Type of use(s): Tree nut storage



Days and hours of operation: Monday through Saturday, 5:00 am to 3:00 pm. Truck deliveries occur between 8:00 am and 5:00 pm.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: Year-round, as above

Occupancy/capacity of building: Building/Fire Code Occupancy: S-1, moderate hazard storage w/ processing  
Building/Fire Code Occupant Load: 200,985 sf/(500/sf/occupant) = 402 occupants

Number of employees: (Maximum Shift): 40 (Minimum Shift): 30

Estimated number of daily customers/visitors on site at peak time: 5; site does not have a retail component

Other occupants: None

Estimated number of truck deliveries/loadings per day: 5 to 7

Estimated hours of truck deliveries/loadings per day: 8:00 am to 5:00 pm

Estimated percentage of traffic to be generated by trucks: 15%

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of:

Office area: 5,042 sq. ft. Warehouse area: 177,895 sq. ft.

Sales area: n/a Storage area: n/a

Loading area: n/a Manufacturing area: 17,525 sq. ft.

Other: (explain type of area) Fire pump House area: 523 sq. ft.

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)  
S. Hickman Road  
\_\_\_\_\_  
\_\_\_\_\_

Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

*Straw waddles, drain inlet sediment protection, concrete washout basin, stabalized construction entrance*

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

*The project is intended to provide covered storage for bins of tree nuts already stored outside in yards at the site.*

*The proposed buildings will reduce damage to the nuts from adverse weather and extend their usable storage time.*



**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS**

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

**STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)**

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site  is or  is not included on the List.

**Date of List consulted:** 9/8/23

**Source of the listing:** N/A  
(To be completed only if the site is included on the List)

**ASSESSOR'S INFORMATION WAIVER**

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.