



Referral Early Consultation

Date: July 20, 2026

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2025-0111 – PACIFIC
COAST COMMODITIES

Respond By: August 7, 2026

******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: Benjamin Steele, Steele Ventures dba Pacific Coast
Commodities

Project Location: 7224 Faith Home Road, between East Taylor and West Zeering
Roads, in the Turlock area.

APNs: 023-001-021

**Williamson Act
Contract: 1978-3536**

General Plan: Agriculture

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

Project Description: Request to establish a nut shelling, sizing, sorting, bulk packaging, and storage facility in three phases on a 9.35± acre parcel in the General Agriculture (A-2-40) zoning district. Under proposed Phase 1, three existing attached barns totaling 116,010± square feet will be utilized for the sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers; an existing 8,650± square-foot building will be used as an employee breakroom, offices, and garage; an existing 3,032± square-foot shade structure will be utilized for miscellaneous storage; an existing 1,764± square-foot agricultural storage building will be utilized for miscellaneous agriculture related storage; and an existing 7,000± square-foot roof-only pole barn will be utilized for the loading and unloading of trucks. None of these existing structures were built with permits and will be required to obtain building permits as part of Phase 1. The project site is also currently improved with 15 existing parking spaces, two 30-foot-tall light poles on-site with one positioned at each driveway on-site, and two permitted structures consisting of a 2,000± manufactured home, and a 4,770± square-foot horse barn used for the property owner's horses. The applicant proposes to stripe eight additional parking spaces for a total of 23 parking spaces on-site under Phase 1. Under Phase 2, the applicant proposes to construct a 7,200± square-foot utility building for agricultural equipment storage, and a 13,410± square-foot utility building for the storage and fumigation of tree nuts. If approved, a condition of approval requiring sprinklers for the unpermitted barns and a change of occupancy permit for all structures to be utilized as part of the proposed facility to be finalized will be added to the project for Phase 1. Phase 1 is anticipated to begin immediately upon project approval; and Phase 2 is anticipated to be developed within a year of the completion of Phase 1.

The facility currently employs up to 25 full-time employees and one part-time employee, and operates year-round from 5:00 a.m. to 12 a.m., Monday – Friday with two shifts; a total of 20 employees will be on a maximum shift from 5:00 a.m. to 3:00 p.m. A maximum of one to two truck trips per-day are anticipated during business hours for a total of seven trips per week. No fencing, landscaping or signage is proposed under this request. The site is served by a private domestic well and septic system and takes access off County-maintained Faith Home Road via two existing driveways. Stormwater runoff is handled by an existing drainage basin located on the project site. The project site is enrolled in an active

Williamson Act contract; however, a non-renewal has been filed and the project site will remain under contract until December 31, 2028.

A similar request for a nut shelling, sizing, sorting, bulk packaging and storage facility was approved by the Planning Commission on January 16, 2020, under Use Permit No. PLN2018-0001 – Pacific Coast Commodities, which permitted utilizing three barns totaling 60,000± square feet for the nut operation and a 1,600± square-foot office for administrative purposes and employee breakroom; however, the Conditions of Approval of the Use Permit were never fulfilled and the Use Permit has since expired. Additionally, the number of buildings on-site has increased since 2018.

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



USE PERMIT APPLICATION NO. PLN2025-0111 – PACIFIC COAST COMMODITIES

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 DER: MILK AND DAIRY
	CEMETERY DISTRICT:	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	DISPOSAL DIST: TURLOCK SCAVENGER AREA 4		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES FIRE	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	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
X	MUNICIPAL ADVISORY COUNCIL: KEYES MAC		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US NRCS



X	SCHOOL DIST 1: KEYES UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		CA PUBLIC UTILITIES COMMISSION
X	STAN CO AG COMMISSIONER		CA DEPT OF WATER RESOURCES
	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: USE PERMIT APPLICATION NO. PLN2025-0111 – PACIFIC COAST
COMMODITIES**

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
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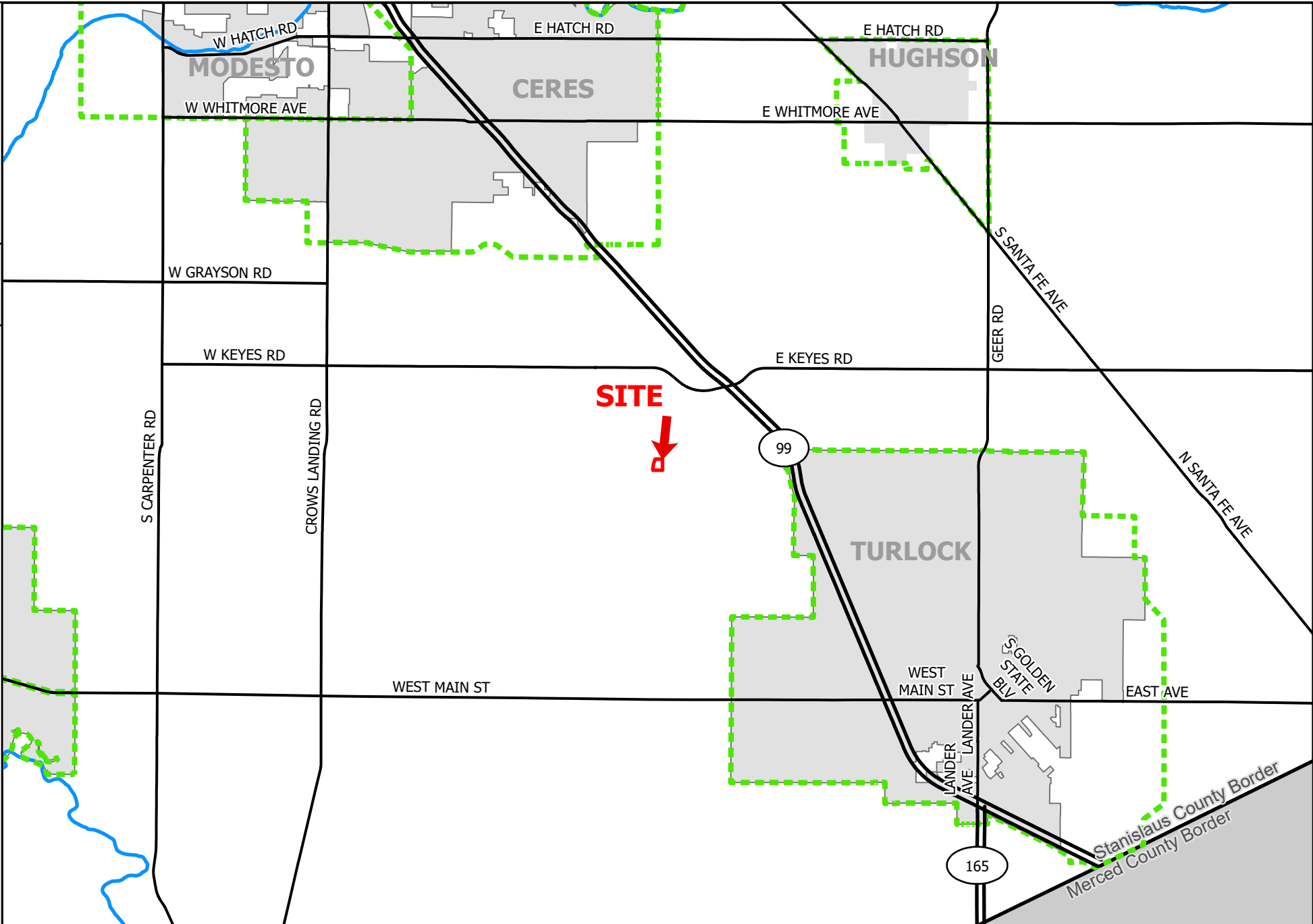
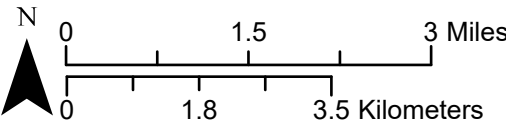
PACIFIC COAST
COMMODITIES

UP
PLN2025-0111

AREA MAP

LEGEND

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



PACIFIC COAST
COMMODITIES

UP
PLN2025-0111

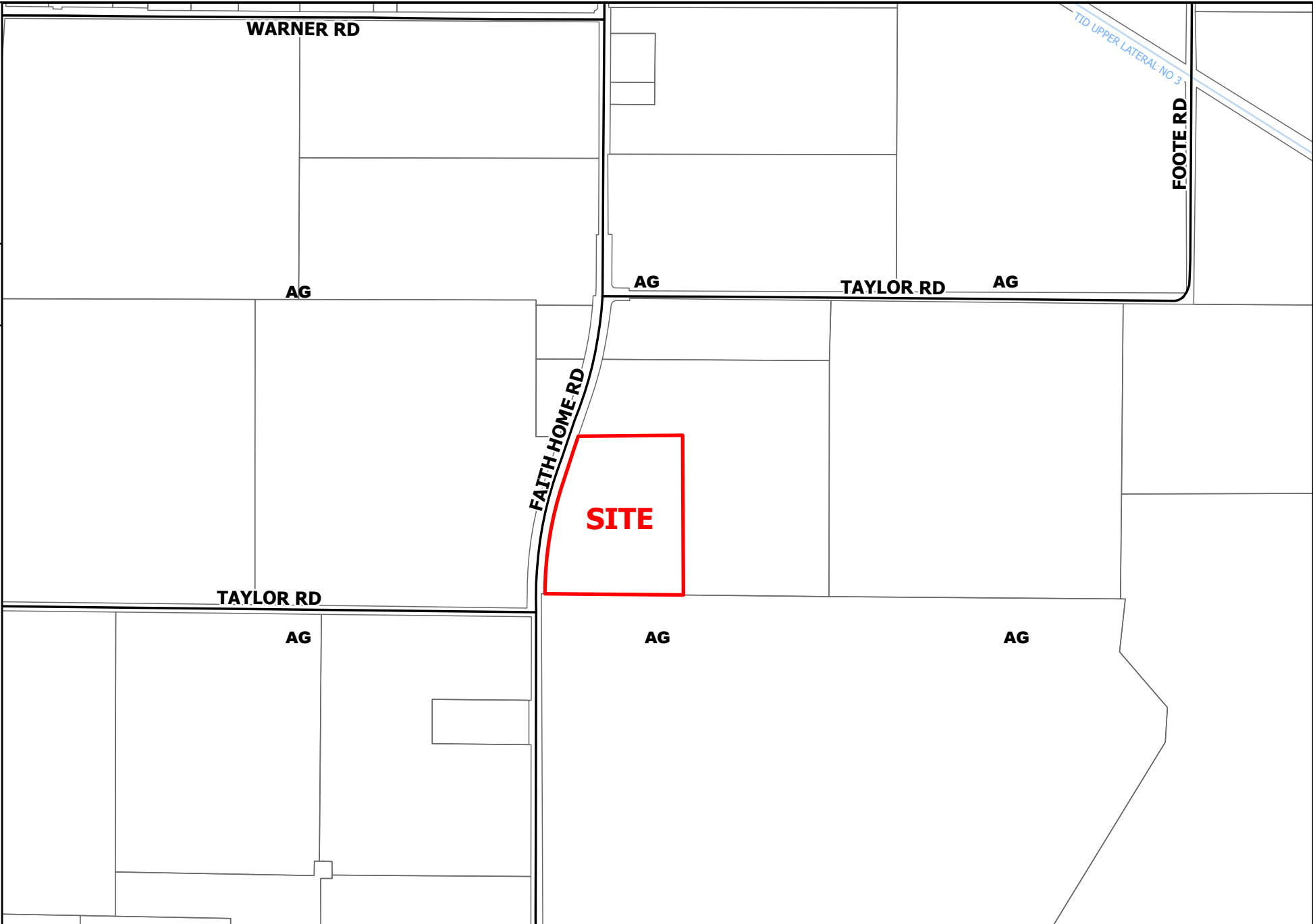
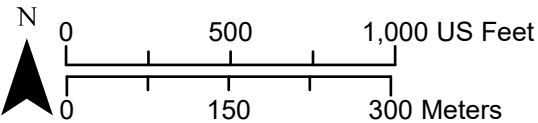
GENERAL PLAN MAP

LEGEND

- Street
- Canal
- Project Site
- Parcel

General Plan

- Agriculture (AG)



PACIFIC COAST COMMODITIES

UP
PLN2025-0111

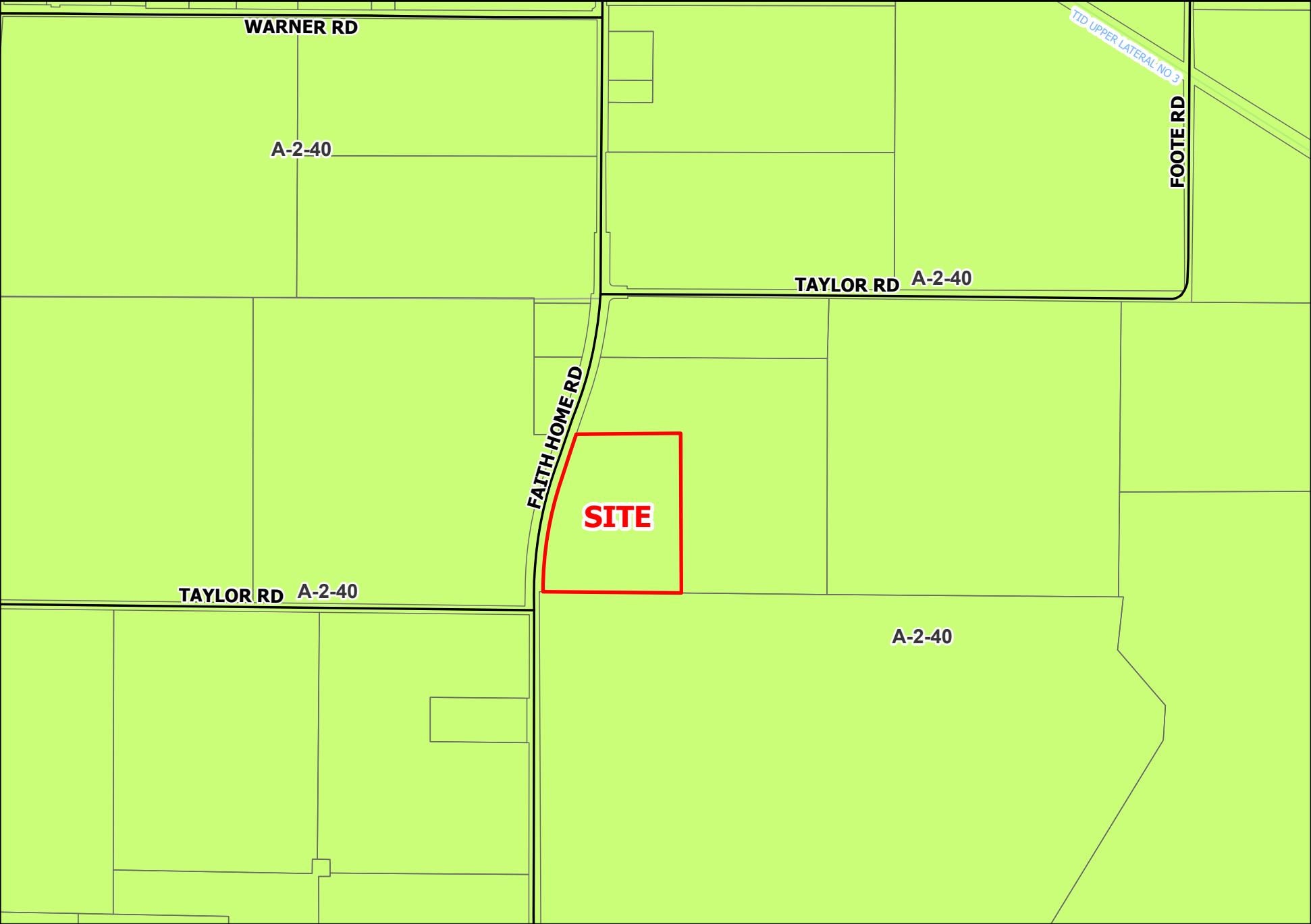
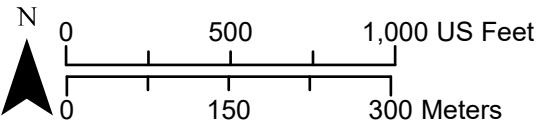
ZONING MAP

LEGEND

- Street
- Canal
- Project Site
- Parcel

Zoning Designation

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



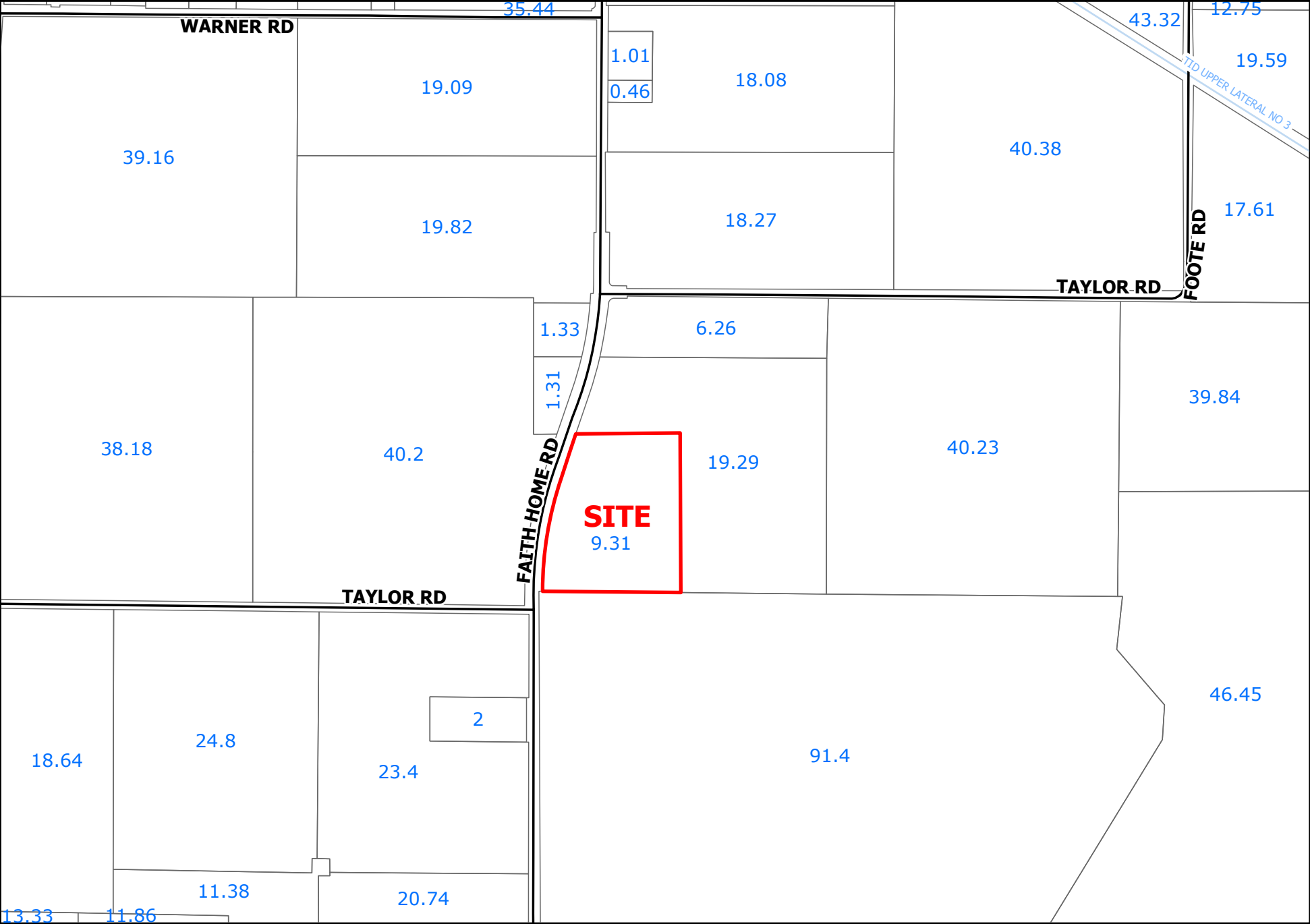
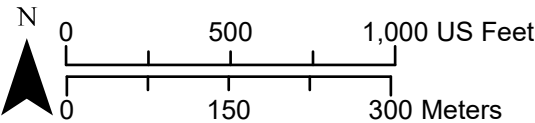
PACIFIC COAST
COMMODITIES

UP
PLN2025-0111

ACREAGE MAP

LEGEND

- Street
- Canal
- Project Site
- Parcel



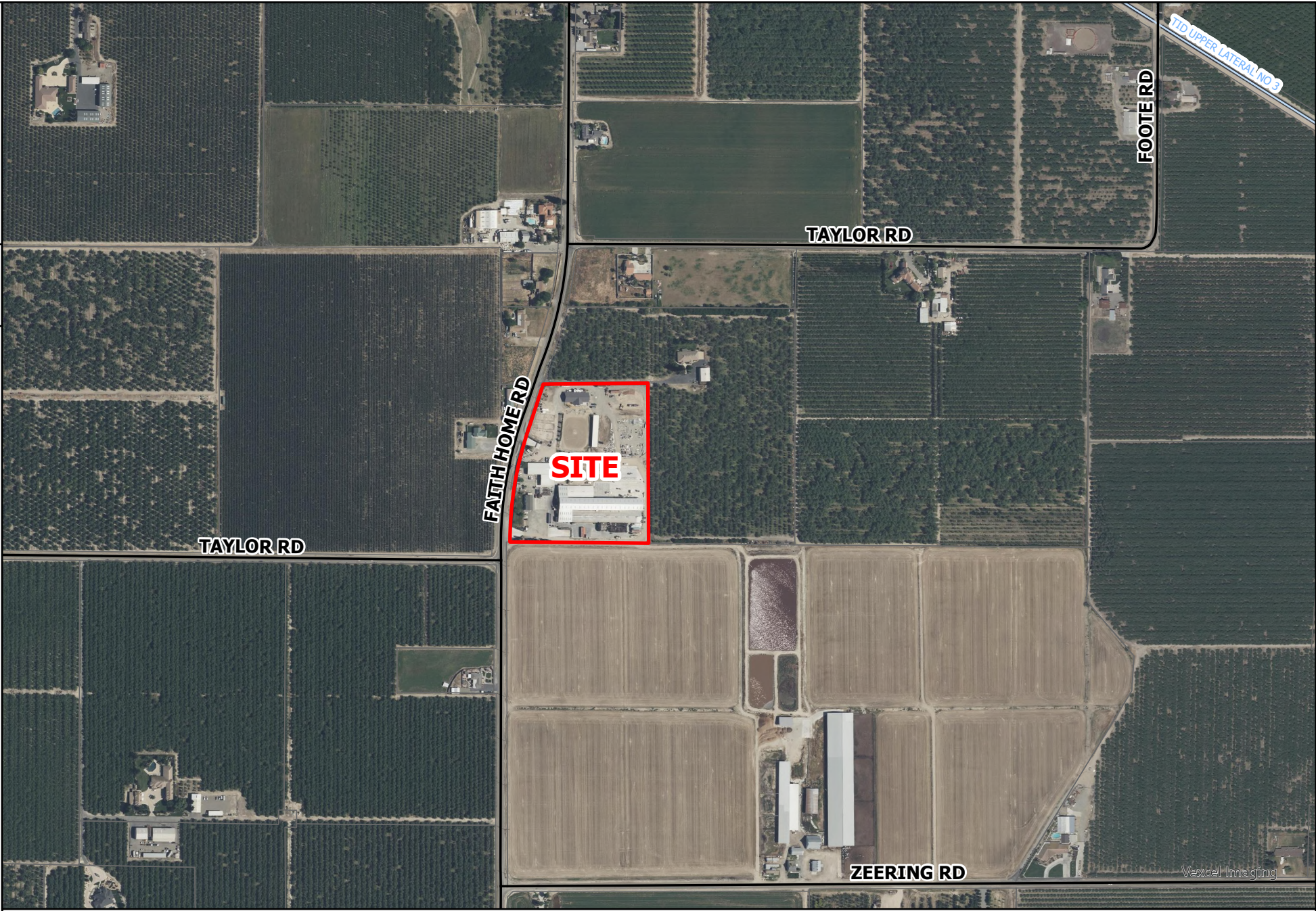
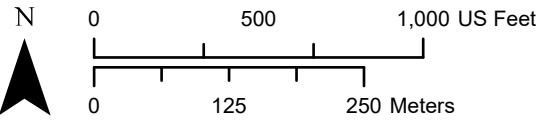
PACIFIC COAST
COMMODITIES

UP

PLN2025-0111

2025 AERIAL AREA MAP

- LEGEND
- Street
 - Canal
 - Project Site
 - Parcel



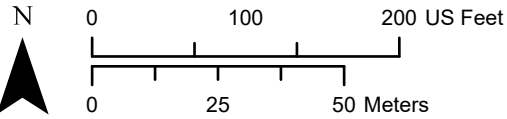
PACIFIC COAST COMMODITIES

UP
PLN2025-0111

2025 AERIAL SITE MAP

LEGEND

- Street
- Project Site Buffer
- Project Site
- Parcel



Attachment C

Address: 7224 Faith Home Rd, Ceres, CA 95307

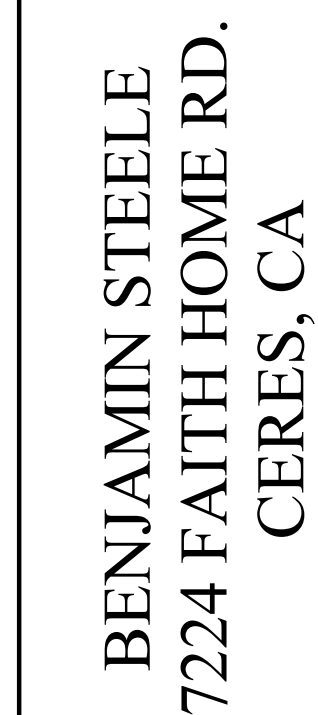
Square footage of each existing or proposed building(s):

Existing

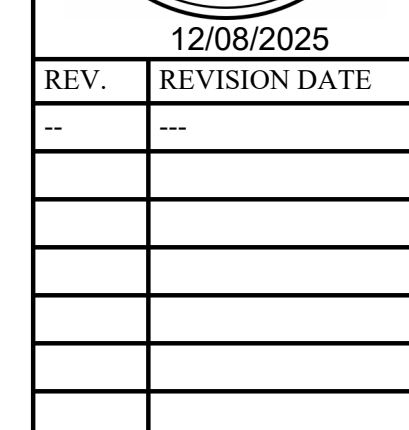
- A** - 2,000 sq.ft. modular – personal use
- B** - 4,770 sq.ft. horse barn – indoor stabling for horses
- C** - 8,650 sq.ft. building – employee breakroom, offices, garage
- D** - 20,520 sq.ft. A barn – storage of tree nuts
- E** - 20,520 sq.ft. B barn – handling of tree nuts
- F** - 20,520 sq.ft. C barn – storage of tree nuts

Proposed

- G** - 22,250 sq.ft. remodel and addition to A barn – storage of tree nuts
- H** - 7,000 sq.ft. Pole barn – covered unloading/loading of trucks
- I** - 32,200 sq.ft. remodel and addition to C barn – storage of tree nuts
- J** - 3,032 sq.ft. shade structure – outdoor stable rotation for horses and miscellaneous storage
- K** - 13,410 sq.ft. Utility building – storage and potential fumigation of tree nuts
- L** - 1,764 sq.ft. Utility building – miscellaneous ag storage
- M** - 7,200 sq.ft. Utility building – ag equipment storage



SITE PLAN



PROJECT #:	15-105
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DESIGN:

TCK

DRAWN:

TCK

REVIEW:

MCM

DATE: _____

12/04/25

SCALE: 1" = 50' 0"

1" = 50'-0"

DWG NAME: SITE

	SITE

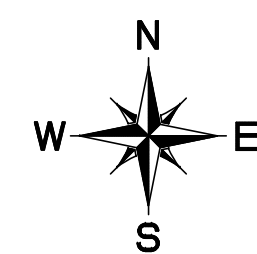
SHEET

9

S

2

OF 8 SHEETS



FULL EARLY CONSULTATION INCLUDING PROJECT DESCRIPTION AND PROJECT FINDINGS
ON FILE WITH THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
AND ARE AVAILABLE AT THE FOLLOWING LINK

https://www.stancounty.com/planning/pl/act-proj/PLN2025-0111_EC.pdf