



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: **State Clearinghouse**
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

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: Use Permit Application No. PLN2025-0111 – Pacific Coast Commodities

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Emily DeAnda, Associate Planner
Street Address: 1010 10th Street, Suite 3400 **Phone/Email:** (209) 525-6330/planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 7224 Faith Home Road **City/Nearest Community:** Turlock

Cross Streets: East Taylor and West Zeering Roads **Zip Code:** 95307

Longitude/Latitude (degrees, minutes and seconds): -120° 55' 12.5322" W / 37° 32' 3.1956" N **Total Acres:** 9.35±

Assessor's Parcel Number: 023-001-021 **Section:** 6 **Twp.:** 5 **Range:** 10 **Base:** MDB&M

Within 2 Miles: State Hwy #: Highway 99 **Waterways:** Turlock Irrigation District Lateral No. 3 and Ceres Main Canal

Airports: N/A **Railways:** Union Pacific **Schools:** Newman-Crows Landing Unified

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

Starting Date: July 20, 2026 **Ending Date:** August 7, 2026

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ 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: _____ ☐ Water Facilities Type: _____ MGD _____
☐ Office Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Transportation Type: _____
☐ Commercial Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Mining Mineral: _____
☐ Industrial Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Power Type: _____ MW _____
☐ Educational _____ ☐ Waste Facilities Type: _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste Type: _____
☐ OCS Related _____ ☒ Other Agriculture

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: Not Applicable

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, agricultural structures, and an office and breakroom with attached residential garage and shop / General Agriculture (A-2-40) / General Agriculture

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.

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".

☐ Air Resources Board	☐ Native American Heritage Commission
☐ Boating & Waterways, Department of	☐ Office of Emergency Services
☐ California Emergency Management Agency	☐ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District # <u>10</u>	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning	☐ Public Utilities Commission
☐ Central Valley Flood Protection Board	☐ Reclamation Board
☐ Coachella Valley Mountains Conservancy	☒ Regional WQCB # <u>5</u>
☐ Coastal Commission	☐ Resources Agency
☐ Colorado River Board Commission	☐ Resources Recycling and Recovery, Department of
☒ Conservation, Department of	☐ S.F. Bay Conservation & Development Commission
☐ Corrections, Department of	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Delta Protection Commission	☐ San Joaquin River Conservancy
☐ Education, Department of	☐ Santa Monica Mountains Conservancy
☐ Energy Commission	☐ State Lands Commission
☒ Fish & Game Region # <u>4</u>	☐ SWRCB: Clean Water Grants
☐ Food & Agriculture, Department of	☐ SWRCB: Water Quality
☐ Forestry & Fire Protection, Department of	☐ SWRCB: Water Rights
☐ General Services, Department of	☐ Tahoe Regional Planning Agency
☐ Health Services, Department of	☐ Toxic Substances Control, Department of
☐ Housing & Community Development	☐ Water Resources, Department of
☐ Integrated Waste Management Board	☒ Other: <u>San Joaquin Valley Air Pollution Control District</u>

Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address: _____
City/State/Zip: _____
Contact: _____
Phone/Email: _____

Applicant: Benjamin Steele, Steele Ventures dba Pacific Coast Commodities
Address: P.O. Box 2959
City/State/Zip: Ceres, CA 95307
Contact: Jennifer Diniz, Steele Ventures
Phone/Email: (209) 524-7246 / jennifer@steeleventuresinc.com

Signature of Lead Agency Representative: *Jeremy Ballard*
Jeremy Ballard (Jul 21, 2026 16:00:39 PDT)

Date: July 21, 2026