



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH #2018032049

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

Project Title: USE PERMIT APPLICATION NO. PLN2018-0001 – PACIFIC COAST COMMODITIES

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Kristen Anaya, Assistant Planner

Street Address: 1010 10th Street, Suite 3400

Phone: (209) 525-6330

City: Modesto, CA

Zip: 95354

County: Stanislaus County

Project Location: 7224 Faith Home Road

City/Nearest Community: Ceres

Cross Streets: Faith Home Road and East Taylor Road

Zip Code: 95307

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W **Total Acres:** 9.35±

Assessor's Parcel Number: 023-001-021

Section: 6

Twp.: 5

Range: 10

Base: Mt. Diablo

Within 2 Miles: State Hwy #: HWY 99

Waterways: TID Lateral No. 3; Ceres Main Canal

Airports: None

Railways: Union Pacific

Schools: Keyes Elementary; Keyes Learning Charter

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

Starting Date: October 18, 2019

Ending Date: November 20, 2019

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: _____

Governor's Office of Planning & Research

OCT 21 2019

STATE CLEARINGHOUSE

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:** _____ **Employees:** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____
☐ Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____
☐ Educational _____
☐ Recreational _____
☐ OCS Related _____

☐ Water Facilities **Type:** _____ **MGD** _____
☐ Transportation **Type:** _____
☐ Mining **Mineral:** _____
☐ Power **Type:** _____ **MGD** _____
☐ Waste Facilities **Type:** _____
☐ Hazardous Waste **Type:** _____
☐ Other _____
☒ Other Tree Nut Packaging Facility

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 _____

Present Land Use/Zoning/General Plan Designation:

PLU: Rural Residence/Pasture/Confined Animal Facility / Zoning: A-2-40 (General Agriculture) / GPD: AG (Agriculture)

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

Request to establish an almond and walnut storage facility on a 9.35± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed operation will utilize three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers. A 2,000 square-foot cement pad is proposed to be used for portable storage, and two structures totaling 1,600 square feet for an office and breakroom. The project site is improved with the aforementioned structures, as well as a manufactured home, a personal shop, garage, and pasture. A section of one of the three barns contains 20 horse stalls and a tack room as the site has historically been used for horse training and boarding without an approved Use Permit. The property owner currently utilizes four stalls for his personal horses. If approved, a condition of approval requiring reduction of the number of stalls and removal of any training equipment will be added to the project.

The facility will employ up to seven employees and operate year-round from 8 a.m. to 5 p.m., Monday through Friday. A maximum of one truck trip per day during business hours is proposed for five total per week for a total of approximately 20 per month. The site is served by private domestic well and septic system with leach field and takes access off County-maintained Faith Home Road via two 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 will remain under contract for a period of ten years until December 31, 2028.

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".

<input checked="" 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 # _____	<input type="checkbox"/> SWRCB: Water Quality
<input 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stanislaus County</u>	Applicant: <u>Benjamin Steele, Pacific Coast Commodities</u>
Address: <u>1010 10th Street, Suite 3400</u>	Address: <u>7224 Faith Home Road</u>
City/State/Zip: <u>Modesto / CA / 95354</u>	City/State/Zip: <u>Ceres / CA / 95307</u>
Contact: <u>Kristen Anaya, Assistant Planner</u>	Contact: <u>Benjamin Steele</u>
Phone: <u>(209) 525-6330</u>	Phone: <u>(209) 524-2968</u>

Signature of Lead Agency Representative: Kristen Anaya

Date: 10/17/19