



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
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(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. PLN2022-0074- CAL COAST COMMODITIES
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: North side of Crows Landing Road, between Hwy 33 and Armstrong Road City/Nearest Community: Crows Landing
Cross Streets: E. 5th Street Zip Code: 95313
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 34.92±
Assessor's Parcel Number: 027-006-013 Section: 22 Twp.: 6 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: 33 Waterways: San Joaquin
Airports: CLIBP Railways: Union Pacific Schools: Bonita Elementary School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: August 18, 2022 Ending Date: September 2, 2022

Document Type:
CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI OTHER: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec [ ] 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.: 80,300± Acres: 3.15± Employees: 8 8 Mining Mineral:
[ ] Industrial Sq.ft.: Acres: Employees: Power Type: MW
[ ] Educational Waste Facilities Type: MGD
[ ] Recreational Hazardous Waste Type:
[ ] OCS Related Other:

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:
Orchard & unpermitted Walnut Storage Buildings /General Agriculture (A-2-40)/Agriculture

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

Request to permit and operate an existing walnut storage facility consisting of four storage buildings totaling 80,300± square feet of building space on the northwest portion of a 34.92± acre parcel in the General Agriculture (A-2-40) zoning district. The parcel is currently planted in a walnut orchard and is not improved with any dwellings, wells or septic system. The storage buildings consist of prefabricated steel frames and placed on concrete pads with paved drive aisles. The total developed area consists of approximately 3 ± acres, which will be enclosed from the remaining balance of the parcel by a chain link fence. The two most westward structures will include areas for shipping and receiving. The storage of walnuts on-site will be a part of a vertical integration with the nut processing facility to the west of the project site on Assessor Parcel Number (APN) 027-010-009. Employees of the proposed project will utilize existing restroom and other employee facilities on the adjacent parcel.

During the harvest period of August to December, the number of employees on the project site are anticipated to be 6-8 per day. During off-season periods, January to July, the number of employees on site are anticipated to be 2-3 per day. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 8:00 p.m. The proposed project anticipates receiving 10-12 truckloads of walnuts per day from surrounding walnut orchards from September to March, and 20 truckloads per week from March to September. A traffic memo for the project, dated October 29, 2020, was prepared by J.B. Anderson Land Use Planning and is attached to this referral. No retail sales are proposed as part of this project nor will customers will be permitted on-site. As part of this request, the applicant proposes to grant a shared access agreement to the project site from the adjacent applicant-owned parcel located to the west (APN: 027-010-009). Primary access for the walnut storage facility will be taken off County-maintained East 5th Street via an existing improved driveway and secondary access will be taken from Crows Landing Road. Storm drainage retention is proposed to be over the balance of the parcel.

The project was originally submitted under Use Permit Application No. PLN 2020-0065 – *Cal Coast Commodities*, for the same proposed site development and use. The application was withdrawn from consideration on April 5, 2022 due to inactivity. During that time the proposed structures have been constructed without the required building and land use permits.

**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".

- |   |   |
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| <input 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"/> S 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 checked="" type="checkbox"/> S Central Valley Flood Protection Board | <input checked="" type="checkbox"/> S 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"/> S 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"/> S Fish & Game Region # <u>4</u>         | <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 checked="" type="checkbox"/> S Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board                  | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission                |   |

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**Lead Agency** (Complete if applicable): \_\_\_\_\_

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Consulting Firm: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Jeremy Ballard, Associate Planner  
Phone: (209) 525-6330

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Applicant: Keith Yamamoto  
Address: PO Box 22 25 East 5<sup>th</sup> Street  
City/State/Zip: Crows Landing, CA 95313  
Contact: Same as above  
Phone: (209) 837-4725

Signature of Lead Agency Representative: Signature on file.

Date: 8/18/2022