



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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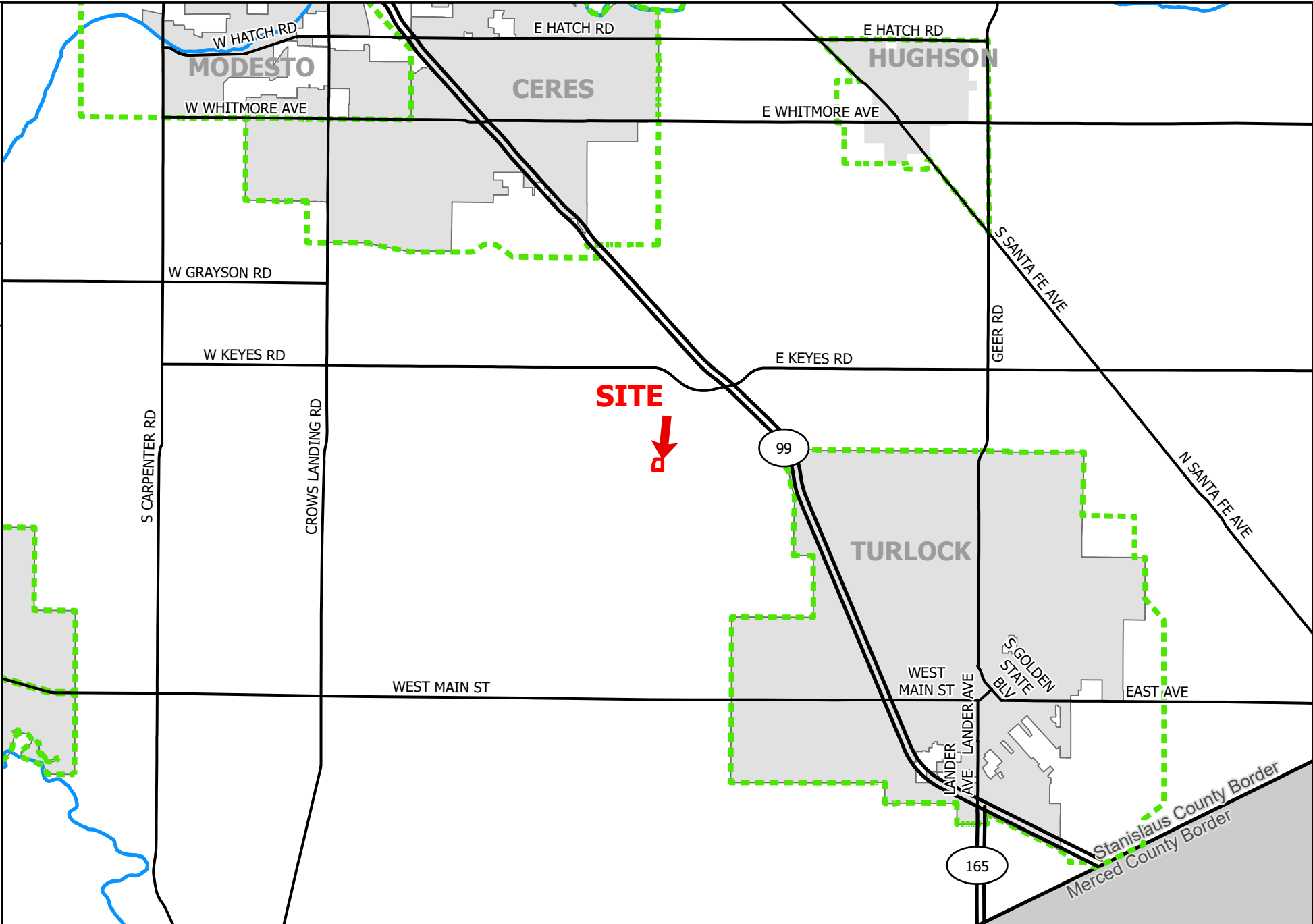
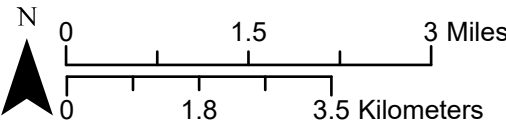
PACIFIC COAST COMMODITIES

UP
PLN2025-0111

AREA MAP

LEGEND

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



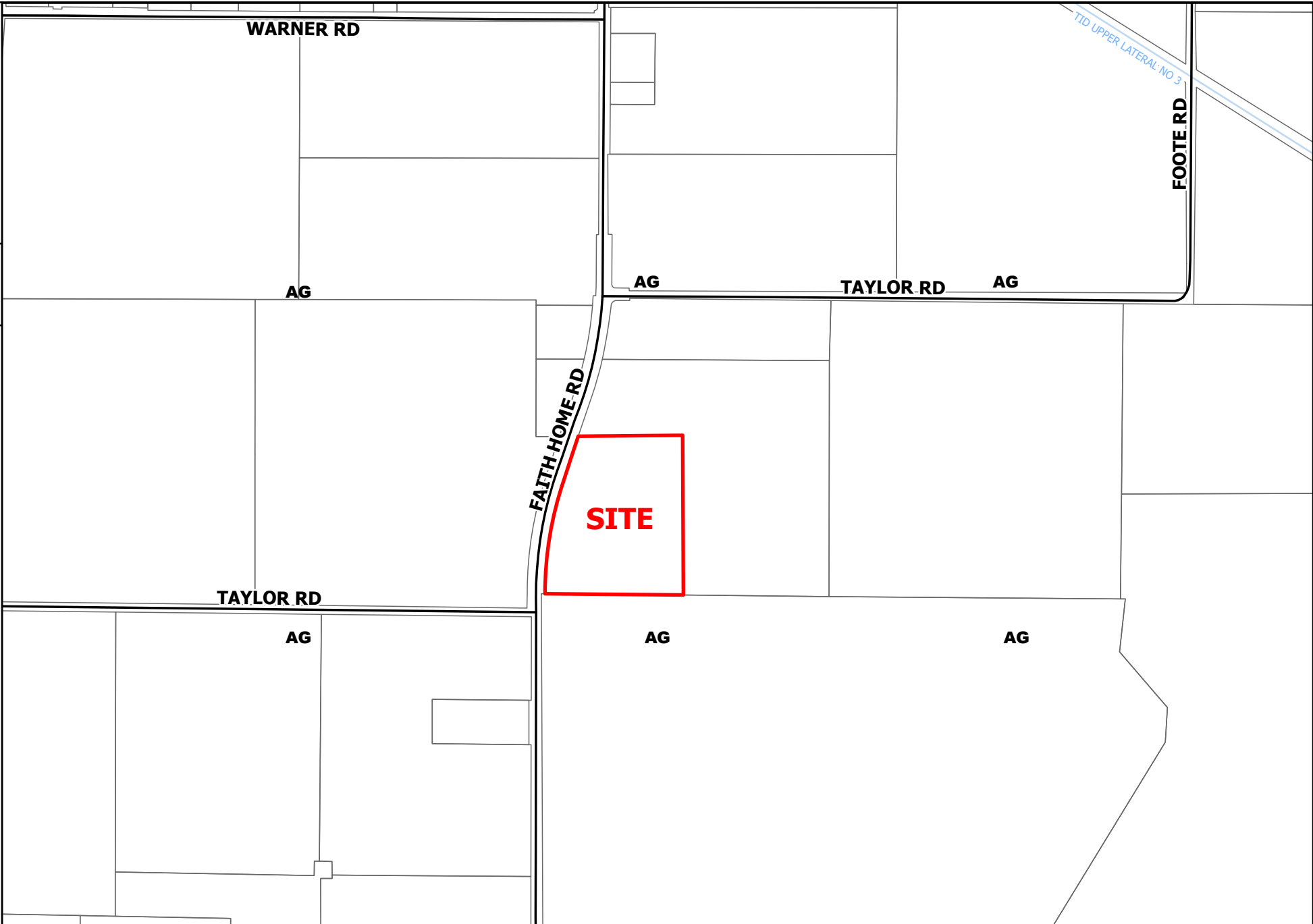
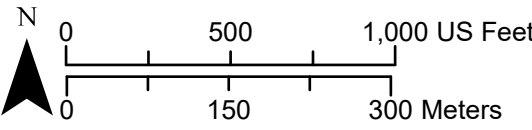
PACIFIC COAST COMMODITIES

UP
PLN2025-0111

GENERAL PLAN MAP

LEGEND

- Street
- Canal
- Project Site
- Parcel
- General Plan
- Agriculture (AG)



PACIFIC COAST
COMMODITIES

UP
PLN2025-0111

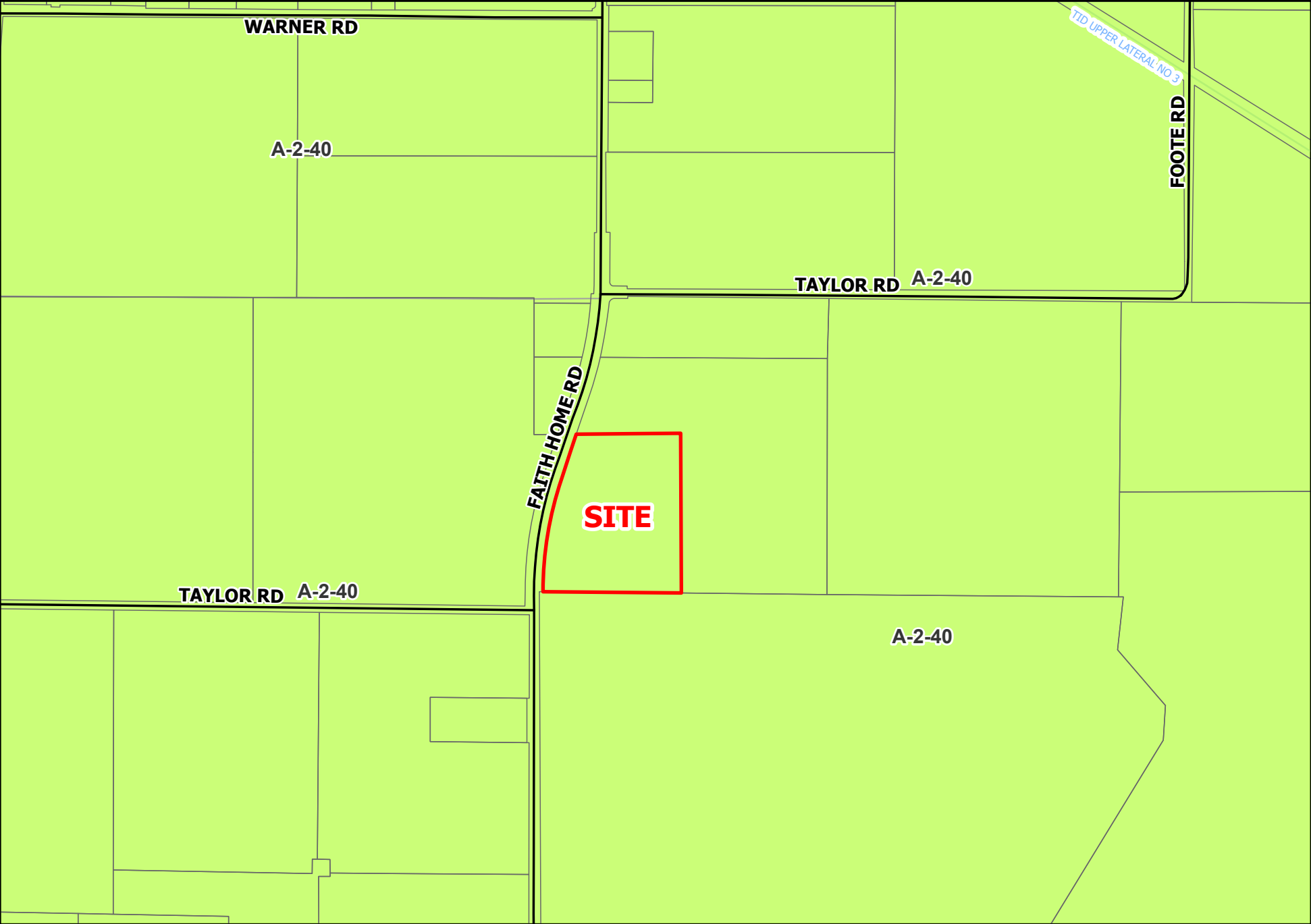
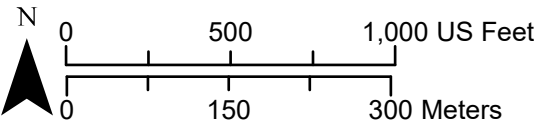
ZONING MAP

LEGEND

- Street
- Canal
- Project Site
- Parcel

Zoning Designation

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



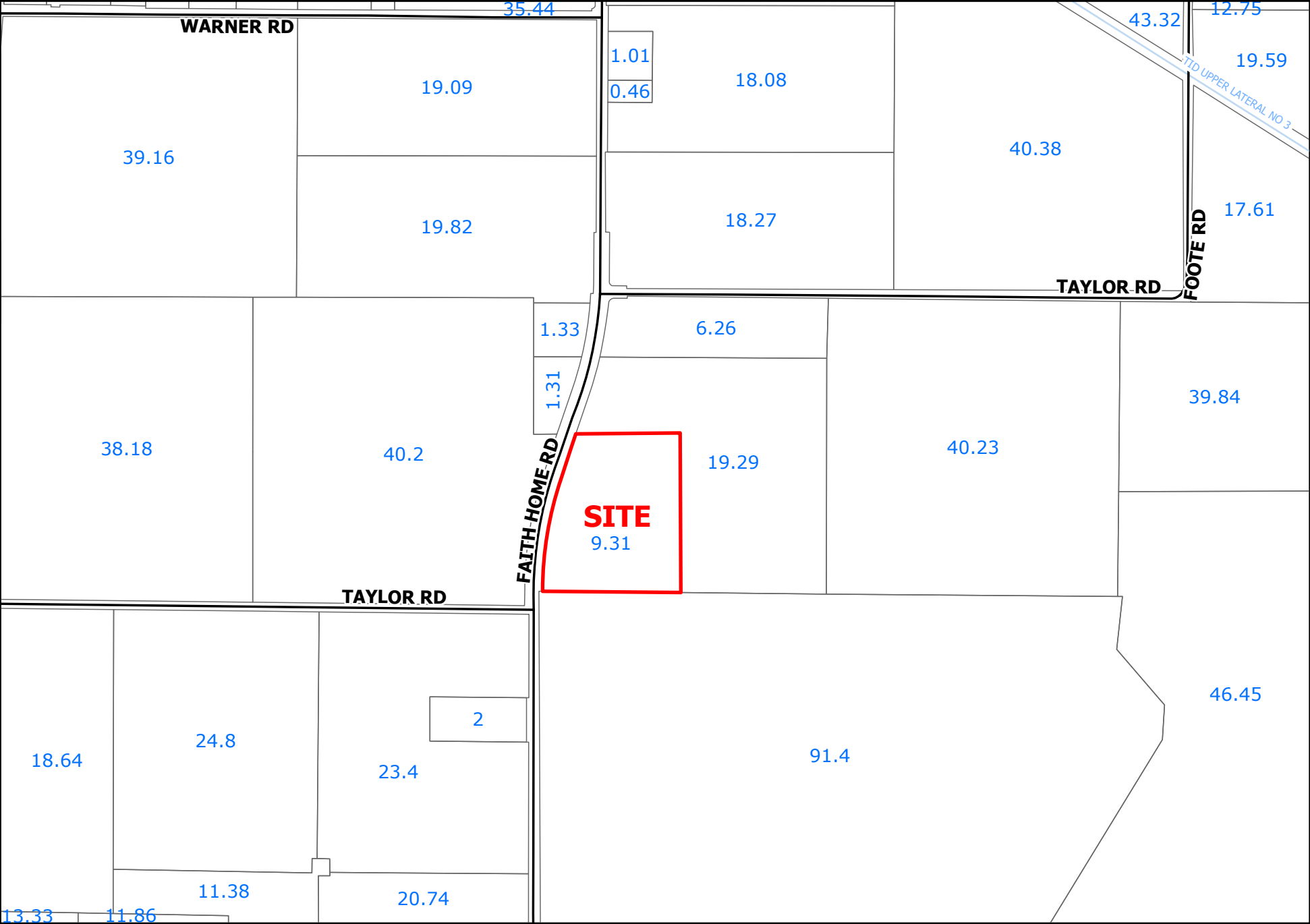
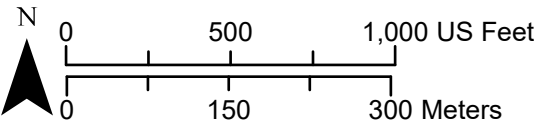
PACIFIC COAST
COMMODITIES

UP
PLN2025-0111

ACREAGE MAP

LEGEND

- Street
- Canal
- Project Site
- Parcel



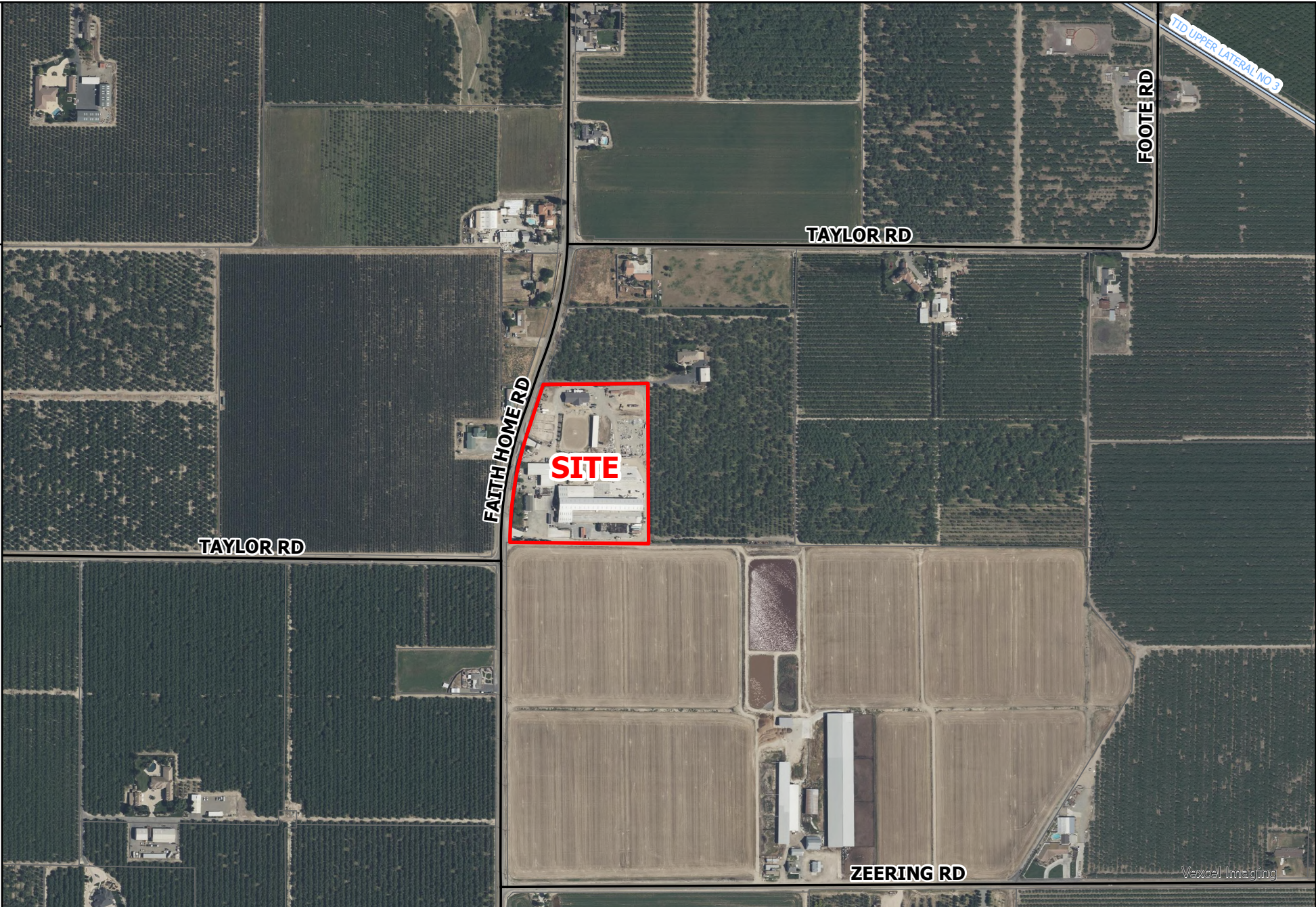
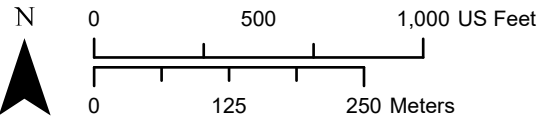
PACIFIC COAST
COMMODITIES

UP

PLN2025-0111

2025 AERIAL AREA MAP

- LEGEND
- Street
 - Canal
 - Project Site
 - Parcel



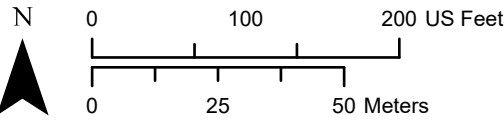
PACIFIC COAST COMMODITIES

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

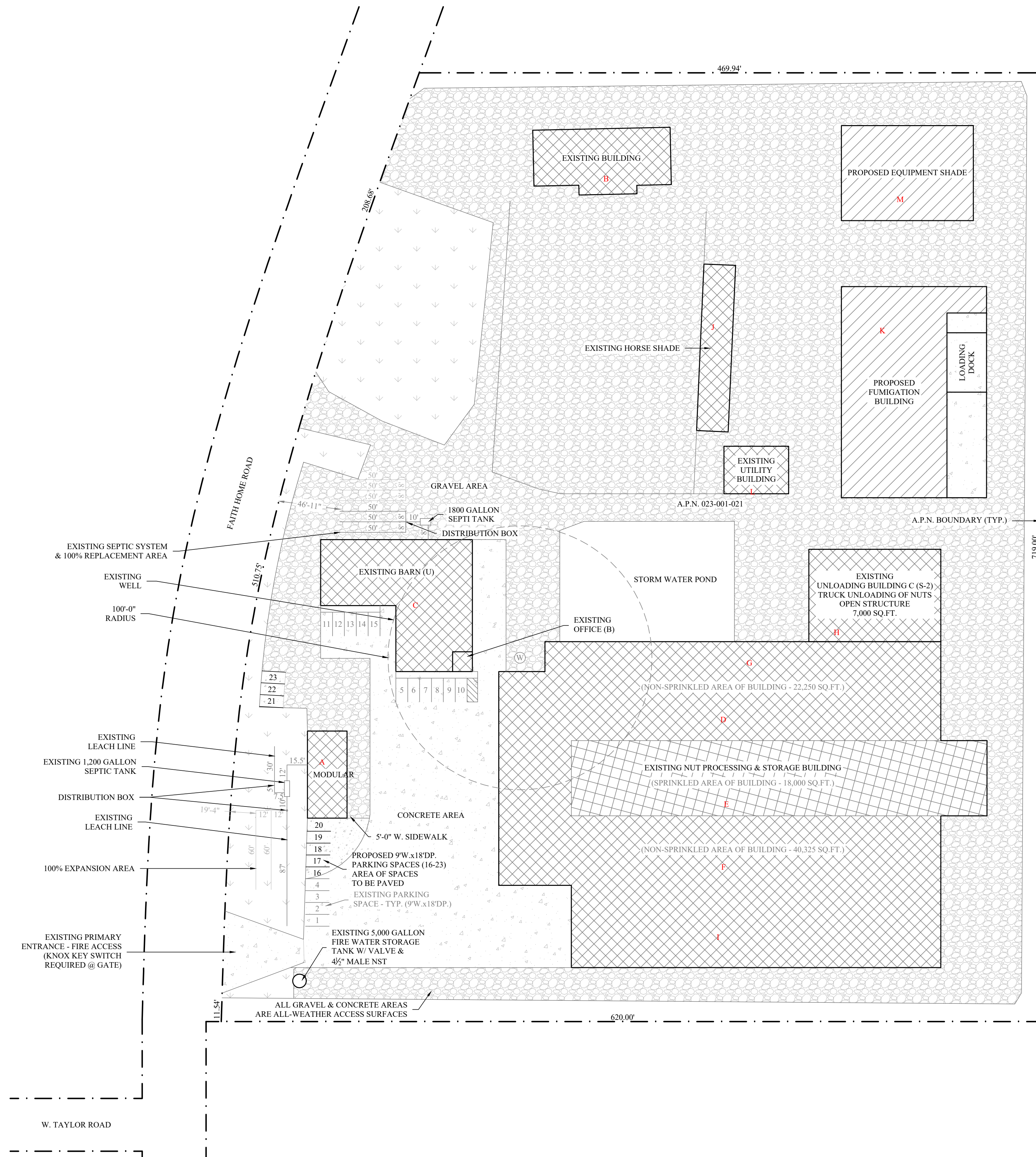
Square footage of each existing or proposed building(s):

Existing

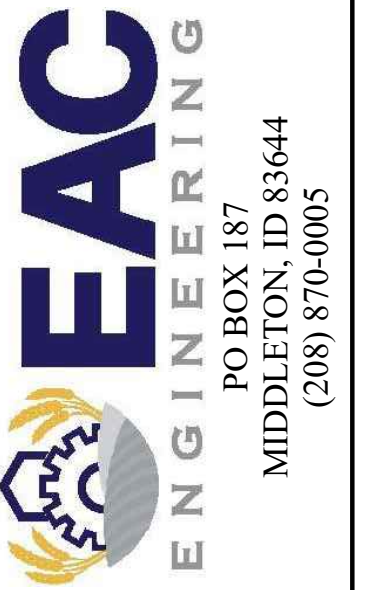
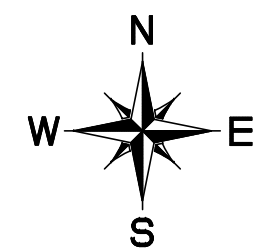
- A** - 2,000 sq.ft. modular – personal use
- B** - 4,770 sq.ft. horse barn – indoor stabling for horses
- C** - 8,650 sq.ft. building – employee breakroom, offices, garage
- D** - 20,520 sq.ft. A barn – storage of tree nuts
- E** - 20,520 sq.ft. B barn – handling of tree nuts
- F** - 20,520 sq.ft. C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



PARKING ANALYSIS PER
COUNTY ZONING ORDINANCE
21.76.070
1 SPACE/EMPLOYEE PER SHIFT +
3 PARKING SPACES
MAX. EMPLOYEE SHIFT = 20
TOTAL SPACES REQUIRED = 23



BENJAMIN STEELE
7224 FAITH HOME RD.
CERES, CA

SITE PLAN



REV.	REVISION DATE

PROJECT #:	15-105
DESIGN:	TCK
DRAWN:	TCK
REVIEW:	MCM
DATE:	12/04/25
SCALE:	1" = 50'-0"
DWG NAME:	SITE

SHEET
OF 8 SHEETS



DEPARTMENT OF PLANNING AND 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

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

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| ☐ General Plan Amendment | ☐ Subdivision Map |
| ☐ Rezone | ☐ Parcel Map |
| ☒ Use Permit | ☐ Exception |
| ☐ Variance | ☐ Williamson Act Cancellation |
| ☐ Historic Site Permit | ☐ Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): PLN 2025-0111

Date: 10/24/25

S 6 T 5 R 10

GP Designation: Agriculture

Zoning: A-2-40

Fee: \$5921⁰⁰

Receipt No. _____

Received By: KA

Notes: _____

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).*

See Attached Page A

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 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 23 Page 001 Parcel 021

Additional parcel numbers: _____

Project Site Address
or Physical Location:

7224 Faith Home Rd
Ceres, CA 95307

Property Area: Acres: 9.35 or Square feet: _____

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

Horse Farm through 2015; currently tree nut facility with unoccupied horse stalls.

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 # PLN2018-001 approved 1/21/2020

Existing General Plan & Zoning: A-2-40

Proposed General Plan & Zoning: _____
(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: Farming

West: Farming

North: Farming

South: Farming

WILLIAMSON ACT CONTRACT:

Yes ☒ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: 78-3536

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

Date Filed: 10/15/2018

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.) _____

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: 71,730 Sq. Ft. Landscaped Area: 43,300 Sq. Ft.
Proposed Building Coverage: 125,000 Sq. Ft. Paved Surface Area: 37,900 Sq. Ft.

BUILDING CHARACTERISTICS:

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

See attached page B

Number of floors for each building: one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

26 feet

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 feet light Poles

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Current plan is rock. Phased in concrete or asphalt a

potential in future

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: TID Sewer*: SEPTIC

Telephone: None Gas/Propane: Kamps Propane

Water**: well Irrigation: None

***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: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

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 Attached Page C

Type of use(s): _____

Days and hours of operation: Monday through Friday 5am to 12am

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 10 (Minimum Shift): 4

Estimated number of daily customers/visitors on site at peak time: 0

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 1

Estimated hours of truck deliveries/loadings per day: 8 am to 3 pm

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 2000 sq. ft.

Warehouse area: N/A

Sales area: N/A

Storage area: 100,000 sq. ft.

Loading area: 7000 sq. ft.

Manufacturing area: N/A

Other: (explain type of area) _____

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)

Faith Home 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.

No grading plans

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)

Attachment A

Use Permit Project Description

Address: 7224 Faith Home Rd, Ceres, CA 95307

We, Pacific Coast Commodities, Inc, are requesting a County Use Permit for the property located at 7224 Faith Home Rd, Ceres, CA 95307. We are a Tree Nut Company that buys, sorts, and sells various types of tree nuts from growers and other processors. We use our facility to receive, handle, store, and ship our products.

As a part of our normal operations, we will receive various types of tree nuts (Example: almonds and pistachios) via semi-trucks, run the nuts through various machinery (exact process is determined once the product arrives and is evaluated), and then ship them out in bulk containers to customers as the products are sold. Currently, we have a total of 24 employees, some part-time, seasonal, and full-time. Our current hours of operation are Monday-Friday 5:00 am to 12:00 am. We purchase our products from various processors and growers, including Beard's Quality Nut in Modesto, CA and Alpine Pacific Nut in Hughson, CA. However, the majority of what we currently have in our warehouse has come from Paramount Farms in Lost Hills, CA. We receive our products via local freight carriers, owned within Stanislaus County. The product is received in bulk trailers, bulk totes, or bulk bins. After the product arrives to our facility we follow one of the following flow processes, depending on the quality of the nuts:

A.

1. Product is received from supplier
2. Product is bagged into large totes (2000 lbs)
3. Product is shipped out to customer

B.

1. Product is received from supplier
2. Product is run through grading machine to remove sticks, shells, and other foreign materials
3. Product is sorted to different sizes using sizing machine
4. Product is sorted using color/infrared sorting machines to remove more sticks and shells
5. Product is bagged into large totes (2000 lbs)
6. Product is shipped out to customer

C.

1. Product is received from supplier
2. Product is run through grading machine to remove sticks, shells, and other foreign materials
3. Product is sorted to different sizes using a sizing machine
4. Product is sorted using color/infrared sorting machines to remove more sticks and shells
5. Product is stored in bins in barn
6. Sale is made with customer
7. Product is bagged into large totes (2000 lbs)
8. Product is shipped out to customer

The final product we sell is all for further processing. Outbound product is shipped in bulk in what are called super sacks or in bulk trucks. Each week the amount of trucks we see varies, however the maximum number of trucks visiting our facility within a week is typically seven.

Each building on the property has its own purpose. The building at the front of the property is the personal residence of the property/business owner. The northern most building on the property is a horse barn for the property owners horses. The building towards the center of the property is used for a Garage, Employee Breakroom, and Office. The barns/storage buildings are separated into 3 sections: A, B, and C. Barn C is used to store work-in-process and finished, ready to pack nuts. Barn B is where the machinery/equipment is located. This barn is used for the handling of the nuts. Barn A is primarily used for storage of the nuts that have just been received (before processing).

A large amount of the outdoor areas are used as portable outdoor storage for the business. We have various equipment and empty bins that are stored outdoors on the property, as well as open space to allow for easier access and driving for the trucks that we receive on the property. The remainder of the property that is not immediately being used for the business operation will be left open or used personally by the property owner. There are pastures on the property that have no immediate use and are currently left open. All open pastures are sprinkler irrigated from the well.

There are no current horses on the property. Any horses that may be brought onto the property in the future would be the property owners' personal horses. There is no current plan to bring horses back onto the property, however we cannot say they won't stay here at all in the future. This is not a commercial boarding or training facility. There is no plan or intent on making this a boarding or training facility. There is no location on the property suitable for riding or exercising horses, only grazing, stabling, or turnout.

We are proposing some upgrades to existing facilities in phases.

Phase 1

- Remodel and addition of 4,990 sq.ft. to Barn A
- Construction of 7,000 sq.ft. Pole Barn for covered unloading/loading
- Construction of 3,032 sq.ft. Horse Shade
- Remodel and addition of 15,600 sq.ft. to Barn C
- Construction of 1,764 sq.ft. Ag storage utility building

Phase 2

- Construction of 7,200 sq.ft. ag equipment Utility building
- Construction of 13,410 sq.ft. utility building for ag storage and fumigation

Phase 3

- Installation of sprinklers in Barn B to finalize change in occupancy permit
(we believe this cannot be done until remodels are complete)