

Document Root (Read-Only)

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| Selected Document |
| <p>(New SCH Number) - MND - Initial Study No. 7749; Conditional Use Permit...</p> <p>Fresno County Created - 5/6/2020 Submitted - 5/6/2020 Ejaz Ahmad</p> |

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| Document Details |
| <p>Lead Agency Fresno County</p> |
| <p>Document Type Mitigated Negative Declaration</p> |
| <p>Document Status Submitted</p> |
| <p>Title Initial Study No. 7749; Conditional Use Permit Application No. 3661</p> |
| <p>Project Applicant Eriksson, LLC</p> |
| <p>Present Land Use Pistachio Processing Facility (a value-added use)</p> |
| <p>Document Description Allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.</p> |

CUP 3661

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|---|
| Attachments |
| Evaluation of Environmental Impact.pdf |
| Initial study.pdf |
| Mitigation Monitoring.pdf |
| MND (Draft).pdf |
| Notice of Completion.pdf |
| Notice of Intent.pdf |
| OPR Summary Form (IS 7749; CUP 3661).pdf |
| Project Routing.pdf |
| Reviewing Agencies Checklist.pdf |

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|--|
| Contact |
| Ejaz Ahmad Fresno County, Department of Public Works and Planning 2220 Tulare Street, Suite A, Street Level Fresno, CA 93721 Phone : (559) 600-4204 eahmad@fresnocountyca.gov |

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|----------------|
| Regions |
|----------------|

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|-----------------|
| Counties |
| Fresno |

| |
|---------------|
| Cities |
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Location Details

Cross Streets

East side of S. Westlawn Avenue south of its intersection with W. Cerini Avenue

Total Acres - 40.20 | Parcel Number - 053-420-02S | Township - 17S | Range - 1...

Local Action Types

Development Types

Project Issues

Review Agencies

Air Resources Board | Caltrans, District 6 - Fresno/Bakersfield | Conservation, Dep...

Review Period

Review Started

5/8/2020

Review Ended

6/8/2020

Signature

Title

Date

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study Application No. 7749 and Classified Conditional Use Permit Application No. 3661

Lead Agency: Fresno County

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov Phone Number: 559-600-4204

Project Location: Riverdale, Fresno County
City County

Project Description (Proposed actions, location, and/or consequences).

Allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Westlawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S)

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

To minimize any light and glare impact, the project will adhere to the following Mitigation Measure.
1. All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.
To reduce impact on cultural resources, the project will adhere to the following Mitigation Measure.
1. In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
California Highway Patrol
Dept. of Conservation
Fish & Wildlife Region 4
Dept. of Food and Agriculture
Dept. of Forestry and Fire Protection
Dept. of Health Services
Regional WQCB Region 5
SWRCB Water Quality
U.S. Fish & Wildlife Service
San Joaquin Valley Air Pollution Control District

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 7749 (Eriksson, LLC)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: East side of S. Wetslawn Ave, 1,321 feet south of its intersection with W. Cerini Ave. Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 40.20
Assessor's Parcel No.: 053-420-02S Section: 18 Twp.: 17S Range: 19E Base: Mt. Diablo
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

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:
[X] 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 [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: Type MGD
[] Recreational: Type MGD
[] Water Facilities: Type MGD [X] Other: Value-added agricultural use; 40.20-acre parcel size

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Value-added agricultural use /AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District/Agriculture

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

Allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Wetslawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S)

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 with an "S".

| | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

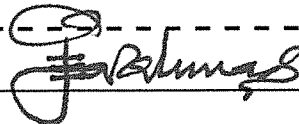
Local Public Review Period (to be filled in by lead agency)

Starting Date May 8, 2020 Ending Date June 8, 2020

Lead Agency (Complete if applicable):

| | |
|---|---|
| Consulting Firm: <u>County of Fresno</u> | Applicant: <u>Eriksson, LLC</u> |
| Address: <u>2220 Tulare Street, 6th Floor</u> | Address: <u>315 W. Oak Avenue</u> |
| City/State/Zip: <u>Fresno, CA 93721</u> | City/State/Zip: <u>Visalia CA 93291</u> |
| Contact: <u>Ejaz Ahmad, Project Planner</u> | Phone: <u>(559) 334-7193</u> |
| Phone: <u>(550)600-4204</u> | |

Signature of Lead Agency Representative: _____



Date: 05/06/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

- Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

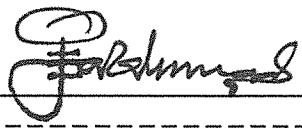
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service
- S. J. Valley Air Pollution Control District

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

Starting Date: May 8, 2020

Ending Date: June 8, 2020

Signature _____



Date _____

05-06-2020

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: Eriksson, LLC
 Address: 315 W. Oak Avenue
 City/State/Zip: Visalia, CA 93291
 Phone: (559) 334-7193

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____
 Notes: _____



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED

MAY 05 2020

TIME

2:14 PM

FRESNO COUNTY CLERK
By: *Ahmad* *Johnson*
Yelle *Johnson* DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7749 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7749 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3661 filed by **ERIKSSON, LLC**, proposing to allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Wetslawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7749 and take action on Classified Conditional Use Permit Application No. 3661 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7749 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from May 8, 2020 through June 8, 2020.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7749 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will not be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on June 11, 2020 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

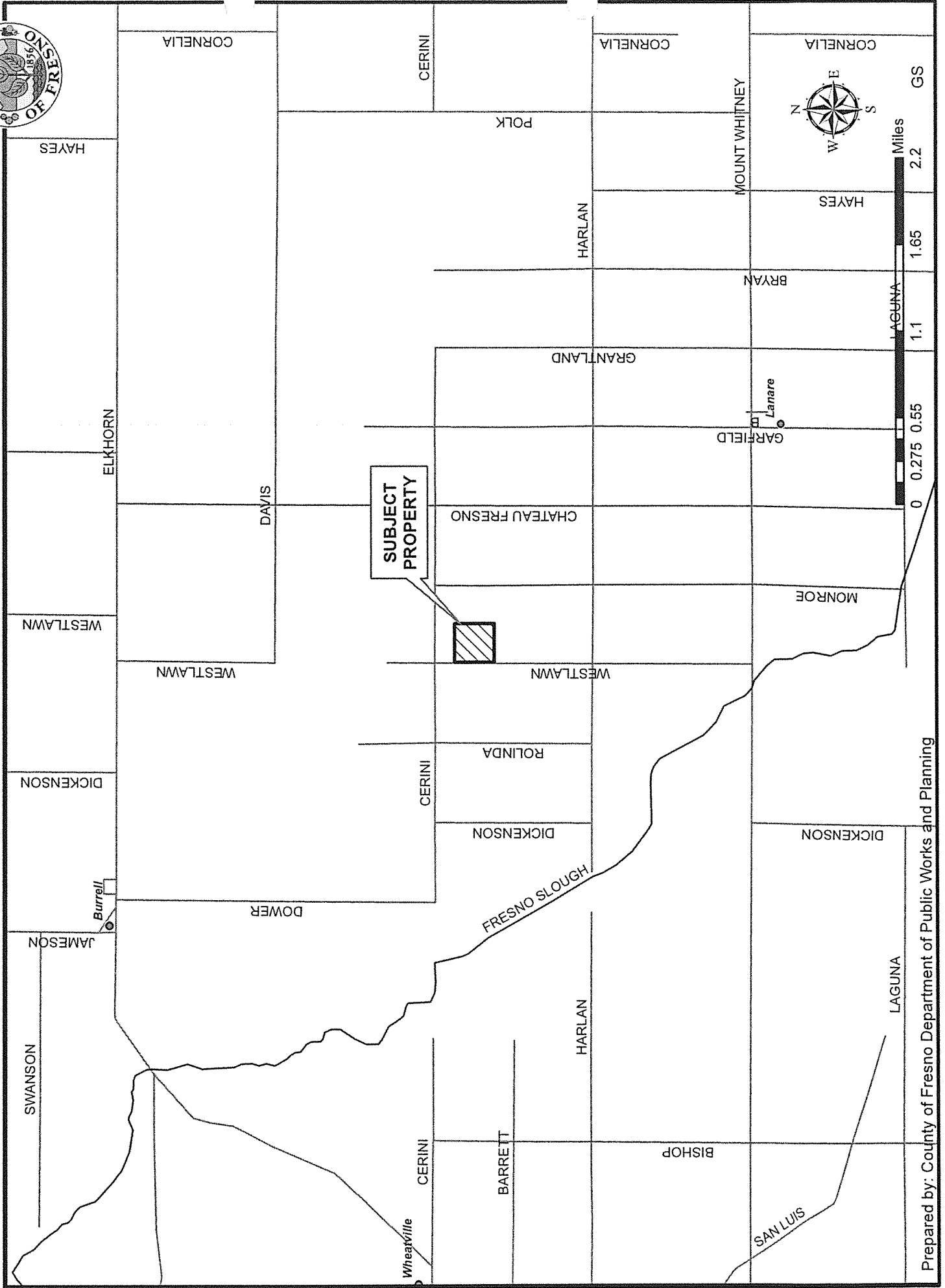
For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: May 8, 2020



LOCATION MAP

CUP 3661





County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study Application No. 7749 and Classified Conditional Use Permit Application No. 3661
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**
The project site is located on the east side of S. Westlawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S)
5. **Project sponsor's name and address:**
Eriksson, LLC
315 W. Oak Avenue
Visalia, CA 93291
6. **General Plan designation:**
Agriculture
7. **Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project area consists of agricultural fields with sparse residential dwellings. The nearest single-family residence is located approximately 1,300 feet south and an animal shelter is located approximately 2,445 feet east of the project site.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The subject parcel is in an area of moderate sensitivity to archaeological finds. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Table Mountain Rancheria and Santa Rosa Tribe which requested for consultation were provided with Phase 1 Cultural Resources Survey (Study) prepared for the project and requested for a meeting between the tribes and the staff. Staff received no response and ultimately concluded the consultation process. The Mitigation Measure included in Section V. CULTURAL ANALYSIS above will reduce impact on tribal cultural resources if discovered during ground disturbance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

Ejaz Ahmad, Planner

REVIEWED BY:

Marianne Mollring, Senior Planner

Date: 05-04-2020

Date: 5-4-20

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7749 and
Classified Conditional Use Permit Application No.
3661)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 2 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 2 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- 2 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 2 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 2 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- 2 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- 2 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Phase I Cultural Resources Survey by ASM Affiliates, dated March 2020
- Air Quality and Greenhouse Gas Impact Analysis by INSIGHT ENVIRONMENTAL CONSULTANTS, INC. Trinity Consultants Company, dated March 2020
- Focused Air Quality Analysis by Insight Environmental Consultants/Trinity Consultants Company, dated November 2015

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Eriksson, LLC
- APPLICATION NOS.: Initial Study Application No. 7749 and Classified Conditional Use Permit Application No. 3661
- DESCRIPTION: Allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the east side of S. Westlawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S)

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is inactive farmland surrounded by land cultivated in field crops and orchards with single-family residences. The subject property fronts on Westlawn Avenue which is not identified as a scenic drive in the County General Plan. No scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings exist on or near the site. The project will have no impact on scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area consists of agricultural fields with sparse residential dwellings. The nearest single-family residence is located approximately 1,300 feet south and an animal shelter is located approximately 2,445 feet east of the project site.

The subject proposal would allow construction of two buildings with related improvements to facilitate the current pistachio processing operation on the property. Phase 1 of the project includes all the existing improvements on the property. The proposed Phase 2 includes a 34,270 square-foot processing building, a fire protection water tank with pumps, and the proposed Phase 3 includes a 54,050 square-foot warehouse building, a roaster to dry roast pistachios and a loading dock.

The proposed 35-foot tall buildings will match in height, design and construction to the existing buildings/structures on the property. The visual impact resulting from this proposal on the surrounding area would be less than significant.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Per the applicant's Operational Statement, the project will add additional outdoor lighting on the property. To minimize any light and glare impact resulting from this proposal, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is classified as Prime Farmland on the 2016 Fresno County Important Farmland Map. However, it currently is fallow and improved with a pistachio processing facility authorized by Conditional Use Permit No. 3505.

The subject proposal will occupy an approximately 2.3-acre portion of a 40.20-acre parcel pre-disturbed by the existing facility operations. Given the scope of the project and the state of the project area, the loss of Prime Farmland resulting from this proposal, either individual or cumulative, would be less than significant.

B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The subject proposal is an allowed use on the property zoned for agriculture with a discretionary land use approval. Also, the property is not enrolled in Williamson Act Program.

C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?

D. Result in the loss of forest land or conversion of forest land to non-forest use; or

E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not forest land or timberland. It is an agricultural land improved with a pistachio processing facility. The project is considered an appropriate use in agricultural zone district. The proposed improvements will bring a less than significant physical change to the current landscape of the area consisting of large agricultural fields with sparse residential uses.

The Fresno County Agricultural Commissioners' Office reviewed the proposal and requires that the Fresno County Right-to-Farm Ordinance regarding the inconveniences and discomfort associated with normal farm activities surrounding the proposed development shall be acknowledged. This requirement has been fulfilled by Conditional Use Permit No. 3505 which authorized the current pistachio processing facility on the property.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality Plan (AQP) contains several control measures that are enforceable requirements through the adoption of rules and regulations. The following rules and regulations apply to the project: Authority to Construct (ATC); District Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The project would comply with all applicable Air Resources Board (ARB) and the San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and regulations noted above and will not be in conflict with or obstruct implementation of the applicable air quality attainment plan. The project's emissions would be less than significant for all criteria pollutants as discussed in Section III. B below. The project complies with all applicable rules and regulations from the applicable air quality plans, and therefore is not considered inconsistent with the Air Quality Plan.

B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Gas Impact Analysis was prepared for the project by Insight Environmental/Trinity Consultants, dated March 2020 and provided to the San Joaquin Valley Air Pollution Control District's (SJVAPCD) for comments. No concerns were expressed by SJVAPCD.

The construction and operations of the project involving a 34,270 square feet processing building, a 54,050 square feet warehouse building with a dry roaster and other improvements would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}).

Per the Air Quality and Greenhouse Gas Impact Analysis, the project construction emissions during year 2020 and 2021 were estimated using CalEEMod version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017] which is the most current version of the model approved for use by SJVAPCD. The construction related assumptions that applied to the project included project area, construction schedule, equipment, daily schedule and trips/vehicle miles travelled.

The Air District's annual emission significance thresholds for both construction and operational emissions are 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gas (ROG), 27 tons per year of oxides of Sulphur (SO_x), 15 tons per year of particulate matters of 10 microns or

less in size (PM₁₀), and 15 tons per year of particulate matters of 2.5 microns or less in size (PM_{2.5}).

Per the Air Quality and Greenhouse Gas Impact Analysis, the short-term construction-related criteria pollutant emissions for year 2020 associated with the project would be 1.0108 tons per year of CO, 1.1713 tons per year of NO_x, 0.3953 tons per year of ROG, 0.0019 tons per year of SO_x, 0.0874 tons per year of PM₁₀, and 0.0686 tons per year of PM_{2.5}. Likewise, the year 2021 short-term construction-related criteria pollutant emissions associated with the project would be 1.0800 tons per year of CO, 1.1621 tons per year of NO_x, 0.5286 tons per year of ROG, 0.0021 tons per year of SO_x, 0.0738 tons per year of PM₁₀, and 0.0579 tons per year of PM_{2.5}. The long-term stationary sources Operations Criteria Pollutant Emissions associated with the project resulting from the installation of a new natural gas fired dry roaster would be 0.29 ton per year of CO, 1.16 ton per year of NO_x; 0.05 ton per year of ROG; 0.04 ton per year of SO_x; and 0.04 ton per year of PM₁₀ and PM_{2.5}.

Based on the above-noted analysis of construction and operational emissions the project would not exceed the San Joaquin Valley Air Pollution Control District significance thresholds. Therefore, the project is consistent with the applicable Air Quality Attainment Plan and would not result in significant cumulative health impacts.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) identifies a sensitive receptor as a location where human populations (especially children, senior citizens, and sick persons) are present. Additionally, a sensitive receptor location occurs where there is a reasonable expectation of continuous human exposure to pollutants, according to the averaging period for ambient air quality standards, such as 24 hours, eight hours, or one hour.

There are a very few sensitive receptors within the vicinity of the project site. The nearest sensitive receptor, a single-family residence, is located approximately 0.35 miles away and the community of Lanare is located approximately 1.3 miles from the project site.

Per the Air Quality and Greenhouse Gas Impact Analysis, emissions from the proposed dry roaster would not trigger any significant impacts with SJVAPCD. Installation of roaster would require a permit from SJVAPCD and operational conditions from SJVAPCD to minimize potential health risks. A Health Risk Assessment (HRA) analysis was included in the Focused Air Quality Analysis, dated November 2015 prepared for Phase 1 of the project relating to the existing pistachio processing facility on the property. In that Analysis, the project health risks were predicated to be substantially less than the significance levels of twenty in one million (20×10^{-6}). Therefore, installation of the roster in Phase 3 of the project is not expected to result in any substantial contribution to operational emissions of Toxic Air Contaminants (TAC) and

no new assessment of the potential health risk to nearby sensitive receptors attributable to emissions of TACs from the project is warranted at this time.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District (District) addresses odor criteria within the GAMAQI (Guidance for Assessing and Mitigating Air Quality Impacts). The District has not established a rule or standard regarding odor emissions; rather, the District has a nuisance rule which states that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact.

Per the Air Quality and Greenhouse Gas Impact Analysis, the proposed project would not involve any substantial modifications to the existing pistachio processing operations authorized by CUP 3505. A dry roaster is not on the list of potential sources of adverse odors and therefore assessment of odor impacts resulting from its operation on nearby sensitive receptors (SFR) was not conducted. The project will also not result in other emissions that may leading to odors adversely affecting people in the area.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site is developed with a pistachio processing facility. The site was previously farmed and contains no riparian features, or wetlands, or waters under the jurisdiction of the United States. The surrounding farmland has also been disturbed with farming operations and do not provide habitat for state or federally listed species.

The project was referred to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and comments. Neither agency expressed any concerns with the project.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project site is not located within any designated wildlife movement corridor and contains no wildlife nursery sites, or fisheries resources.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The 2.3-acre project area contains no trees and is not subject to the County of Fresno tree preservation policy or ordinance.

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with the provision of any Habitat Conservation Plan or Natural Community Conservation Plan for the area.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The subject parcel is in an area of moderate sensitivity to archaeological finds. As required by the Southern San Joaquin Valley Information Center (SSJVIC) review of the

project, a Phase 1 Cultural Resources Survey (Study) was prepared for the project by ASM Affiliates, Inc., dated March 2020, and a copy provided that agency.

According to the Study, a field survey conducted by an archeologist on March 8, 2020 found no cultural resources within the project area. Although no resources were found, the possibility of finding them remains. Therefore, the project will be subject to the following Mitigation Measure. Its implementation will reduce the impacts on cultural resources to less than significant.

* **Mitigation Measure**

- 1. In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project construction or operation will not result in inefficient, wasteful, or unnecessary energy to impact environment. The project involves construction of a processing and warehouse buildings, fire protection water tank, and a loading dock. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in other parts of the State. Therefore, construction-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

The project will be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen) to achieve the goals of Assembly Bill (AB) 32, which has established a comprehensive program of cost-effective reductions of greenhouse gases (GHG) to 1990 levels by 2020.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project development would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The construction activities resulting from this proposal would comply with the 2019 Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans are submitted.

VII. GEOLOGY AND SOILS

Would the project:

A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project site is in an area which has 10 percent probability of seismic hazard in 50 years with peak horizontal ground acceleration of 0 to 20 percent. The project development would be subject to building standards, which include specific regulations to protect improvements against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in any identified landslide hazard area. The project site is flat with no topographical variations, which precludes the possibility of landslides.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from this proposal may result in loss of some topsoil due to compaction and overcovering of soil for construction of building/structure for the project. However, the impact would be less than significant with the project requiring Engineered Grading Plans and obtaining a Grading Permit

prior to onsite grading activities from the Development Engineering Section of the Development Services and Capital Projects Division.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

As noted above, the project site is flat with no topographical variations. The site bears no potential for on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse due to the project-related improvements. As a standard requirement, a soil compaction report may be required to ensure the weight-bearing capacity of the soils for a building prior to construction permits being issued.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the 2000 Fresno County General Plan Background Report, the project site appears to be located within an area of moderately to highly expansive soils. However, the risk to life or property would be less than significant in that the project construction would require implementation of all applicable requirements of the most recent California Building Standards Code and considering hazards associated with shrinking and swelling of expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No community sanitary sewer is currently available to the project site. The proposed expansion does not include any restroom facility.

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department) comments on the project, a Project Note would require that the location of the onsite sewage disposal area should be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system.

- G. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO₂) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD’s methodology for assessing a project’s significance for GHGs under CEQA.

Construction and operational activities associated with the proposed project would generate greenhouse gas (GHG) emissions. In the Air Quality and Greenhouse Gas Analysis Report, completed by Insight Environmental/Trinity Consultants, dated March 2020, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Impact Analysis, the construction-related GHG emissions are 155.95 tons of CO₂ during four-months of construction for the processing building in 2020 and 174.90 tons of CO₂ during ten months of construction for warehousing building in 2021. These emissions are less than 333 MT during the construction period, an emission level which is not substantial. Due to the proposed project short-term construction activities, GHG emissions would have a less than significant impact on the San Joaquin Valley Air Basin.

The proposed project would install a dry roaster in Phase 3 of the project. Per the Air Quality and Greenhouse Gas Impact Analysis, the GHG stationary source emissions associated with the dry roaster would be less than 3.5 pounds per year which is considered not substantial and would have a less than significant impact on the San Joaquin Valley Air Basin.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be subject to regulations developed under AB (Assembly Bill) 32 and SB (Senate Bill) 32 as determined by CARB (California Air Resources Board). SB 32 focuses on reducing GHGs at least 40 percent below 1990 levels by 2030. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. Per the analysis contained in the Air Quality and Greenhouse Gas Impact Analysis prepared for the project by Insight Environmental/Trinity Consultants, dated March 2020, the project is consistent with the strategies contained in the Scoping Plan.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and the following requirements will be included as Project Notes. The facilities proposing to use and/or storage of hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Handling of hazardous material or hazardous waste may require submittal of a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 and all hazardous waste be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. Finding any underground storage tank(s) during construction shall require an Underground Storage Tank Removal Permit.

The project is not located within one-quarter mile of a school. The nearest school, Burrel Elementary School, is approximately 2.7 miles northwest of the project site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. The project will not create hazards to the public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Selma Airport, is approximately 18.3 miles northeast of the project site. Because of the distance, the airport will not be a safety hazard or source of excessive noise for the project.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. The project will not expose persons or structures to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICATION IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS regarding wastewater discharge.

No use of water is anticipated by the subject proposal. Also the current discharge of processed wastewater from hulling operation and it spray onto agricultural fields will remain unchanged.

In 2017, a Report of Waste Discharge was provided to the Regional Water Quality Control Board, Central Valley Region (Water Board) to allow for the discharge of wastewater from the pistachio processing facility onto farmland. According to the Water Board, should there be any changes in the character and/or location of discharge, the Applicant shall submit a new Report of Waste Discharge to the Waterboard. This requirement will be included as a Condition of Approval.

Per the Fresno County Department of Public Health, Environmental Health Division (Health Department) review of the proposal, a Project Note would require that all abandoned water wells on the property shall be properly destroyed under permits and inspections from the Health Department.

Per the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) the subject proposal does not meet the definition of a public water system, and therefore requires no permit from SWRCB-DDW.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project site is not in a low water area of Fresno County. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning and North Fork King GSA reviewed the proposal and expressed no concern regarding availability/sustainability of water for the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site?
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The United States Geological Survey Quad Maps shows no natural drainage channel crossing the project site. The Riverdale Irrigation District's (RID) North Turner Ditch at an approximately 630 feet north of the project site will not be impacted by this proposal.

The project will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. As noted by the Development Engineering Section, an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. This requirement will be included as a Project Note.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project is not located in a 100-Year Flood Inundation Area and will be subject to flooding from the one-percent chance rain per the Federal Emergency Management Agency FIRM Panel 2875J.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan. The Fresno County has no Water Quality Control Plan and the North Fork King GSA (Groundwater Sustainability Area) expressed no concerns related to water availability/sustainability for the project.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not divide the established communities of Lanare or Burrel located approximately 1.3 miles and 2.4 miles respectively from the subject proposal.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING LESS THAN SIGNIFICANT IMPACT:

The subject property is designated as Agriculture in the Fresno County General Plan and is not located within the Sphere of Influence (SOI) of a city. As such, the subject proposal will not conflict with any land use plan, policy, or regulation of a city.

The County General Plan allows the proposed facility in an agricultural area by discretionary land use approval, provided applicable General Plan policies are met.

Concerning Policy LU-A.3, criteria a-d & f. the subject proposal is not a new use, rather it entails expansion of an existing use (pistachio processing facility) authorized by Conditional Use Permit No. 3505; will utilize approximately 2.3-acre portion of a 40.2-acre inactive farmland classified as Prime Farmland on the 2016 Fresno County Important Farmland Map; is not located in a water-short area and anticipates no use of water; can be provided with adequate work force from the nearby communities of Lanare and Riverdale; and will rely on groundwater and individual septic system due to unavailability of community sewer and water in the area.

Concerning Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14., the project is an allowed use on land designated for agriculture, will maintain adequate distances from the surrounding farmlands, and will have a less than significant impact on the conversion of farmland to a non-agriculture use.

Concerning Policy PF-C.17 and Policy HS-G.1. the project is in a low water area of Fresno County, expects no water consumption, and will adhere to the Fresno County Noise Ordinance related to construction noise.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside of any mineral-producing area of the County.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has the potential to expose nearby residents to short-term elevated noise levels resulting from construction activities. A Project Note would require that all construction noise shall adhere to the Fresno County Noise Ordinance.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District (CalFire), the project shall comply with the California Code of Regulations Title 24 - Fire Code and upon County approval of the project and prior to issuance of the project building permits, the applicant shall submit approved plans for District's approval. Also, the project shall annex into Community Facilities District No. 2010-01 of CalFire. These requirements will be included as Project Notes.

2. Police protection?
3. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact the existing public services, including police, schools or parks.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project involves no residential development which may increase demand for neighborhood and regional parks, or other recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site fronts on Westlawn Avenue which is designated as a Local road in the County General Plan. The project area is rural in nature and is comprised of farmland with sparse residential dwellings. The area is not planned for any transit, bicycle, or pedestrian facilities per the Transportation and Circulation Element of the Fresno County General Plan.

The subject proposal would add a new processing building and a warehouse building with related improvements on the property. These improvements will not result in or contribute to the increase of overall processing volumes of the hulling facility. Rather, as the Applicant's Operational Statement indicates, their function is to add efficiencies to the handling of products from the existing facility operations. The project will not change the current number of employees working at the facility or result in new traffic trips to the facility. As the number of workers or the distance travelled by the workers to the facility for work will not change, no transportation impact would result from vehicle miles travelled (VMT) by workers. The project is consistent with the above-noted section of CEQA Guidelines.

The Design Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal and concurred with the information provided in the operational statement, expressed no concerns related to traffic, and required no Traffic Impact Study for the project.

The California Department of Transportation also reviewed the project and expressed no concerns related to traffic.

- C. Substantially increase hazards due to a geometric design feature (*e.g.*, sharp curves or dangerous intersections) or incompatible uses (*e.g.*, farm equipment)?

FINDING: NO IMPACT:

The project will not create hazardous conditions to the current ingress and egress to the project site off Westlawn Avenue.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project development will not impact the existing access to the project site off Westlawn Avenue which can be used during an emergency.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of

the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is in an area of moderate sensitivity to archaeological finds. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Table Mountain Rancheria and Santa Rosa Tribe which requested consultation were provided with the Phase 1 Cultural Resources Survey (Study) prepared for the project and requested a meeting between the tribes and staff. Staff received no response and ultimately concluded the consultation process. The Mitigation Measure included in Section V. CULTURAL ANALYSIS above will reduce impact on tribal cultural resources if discovered during ground disturbance.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project may result in a less than significant expansion of electric power and/or natural gas to the proposed improvements

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will generate small amounts of solid waste (mostly recyclable items) stream which will be sent to local land fill site through regular trash collection service. The impact would be less than significant.

Organic waste stream such as twigs, leaves and chaff generated during nut processing will continue to be composted and used as mulch to be disked into farmland or for biomass conversion.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or

- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is not located in or near a State Responsibility Area for wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will have no impact on biological resources. It would not degrade the quality of the environment; reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of an endangered, rare, or threatened species. Impacts on cultural resources have been reduced to a less than significant level with a Mitigation Measure incorporated in Section V. CULTURAL RESOURCES, above.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant. The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources or Air quality were identified in the project analysis. Impacts identified for Aesthetics, and Cultural Resources will be mitigated by compliance with the Mitigation Measures listed in Sections I and Section V of this report.

C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study No. 7749 prepared for Conditional Use Permit Application No. 3661, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to biological resources, mineral resources, population and housing, recreation or wildlife.

Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics and cultural resources have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Streets, Fresno, California.

EA:

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|---|--|---|------------------------------------|
| File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721 | | Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00 | |
| Agency File No: IS 7749 | LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION | | County Clerk File No: E- |
| Responsible Agency (Name): Fresno County | Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor | City: Fresno | Zip Code: 93721 |
| Agency Contact Person (Name and Title): Ejaz Ahmad, Planner | Area Code: 559 | Telephone Number: 600-4204 | Extension: N/A |
| Applicant (Name): Eriksson, LLC | Project Title: Classified Conditional Use Permit Application No. 3661 | | |
| Project Description: Allow expansion to an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the east side of S. Wetslawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S). | | | |
| Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7749) prepared for Classified Conditional Use Permit Application No. 3661, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related biological resources, mineral resources, population and housing, recreation or wildlife. Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems have been determined to be less than significant. Potential impacts related to aesthetics and cultural resources have been determined to be less than significant with the included Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California. | | | |
| FINDING: The proposed project will not have a significant impact on the environment. | | | |
| Newspaper and Date of Publication: Fresno Business Journal – May 8, 2020 | | Review Date Deadline: Planning Commission – June 8, 2020 | |
| Date: May 4, 2020 | Type or Print Name: Marianne Mollring, Senior Planner | Submitted by (Signature): | |

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7749
Classified Conditional Use Permit Application No. 3661

| Mitigation Measures | | | | | |
|-------------------------|------------|---|-------------------------------|--|---------------------------------------|
| Mitigation Measure No.* | Impact | Mitigation Measure Language | Implementation Responsibility | Monitoring Responsibility | Time Span |
| *1. | Aesthetics | All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets. | Applicant | Applicant/Fresno County Department of Public Works and Planning (PW&P) | On-going; for duration of the project |
| *2. | Noise | In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours. | Applicant | Applicant/PW&P | As noted |

*MITIGATION MEASURE -- Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.




County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: December 6, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa
Design Division, Transportation Planning, Attn: Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/
Steven Rhodes
Agricultural Commissioner, Attn: Fred Rinder
NAS Lemoore, NAVFAC, Public Works Lemoore, Attn: John Dirickson
U.S. Department of Interior, Fish & Wildlife Service, Endangered Species Division, Attn: Matthew Nelson
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CALTRANS, Attn: Dave Padilla
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: Caitlin Juarez
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Riverdale Irrigation District, Attn: Kim Mayfield
Consolidated Mosquito Abatement District, Attn: Steve Mulligan, Mark Amorino
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7749; Classified Conditional Use Permit Application No. 3661

APPLICANT: Eriksson, LLC

DUE DATE: December 20, 2019

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow the expansion of an existing pistachio processing facility with related improvements on a 40.20-acre parcel (APN 053-420-02S) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **December 20, 2019**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov.

EA:
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Activity Code (Internal Review): 2381

Enclosures



Date Received: 11-14-19
 Application No.: CUP3661

Fresno County Department of Public Works and Planning

MAILING ADDRESS:
 Department of Public Works and Planning
 Development Services Division
 2220 Tulare St., 6th Floor
 Fresno, Ca. 93721

LOCATION:
 Southwest corner of Tulare & "M" Streets, Suite A
 Street Level
 Fresno Phone: (559) 600-4497
 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

ALLOW THE EXPANSION OF AN EXISTING PISTACHIO FACILITY.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: East side of S. WestLawn Avenue
 between W. Cerini Avenue and W. Harlan Avenue
 Street address: 19210 S. WestLawn Avenue, Riverdale, CA 9365.

APN: 053-420-025 Parcel size: 40.2 Section(s)-Twp/Rg: S 18 - T 17 S/R 19 E

ADDITIONAL APN(s): 053-420-015 (20.00 acres)

I, Lanny Simpson (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Eniksson LLC 315 W. Oak Ave Visalia, CA 93291
 Owner (Print or Type) Address City Zip Phone

Same as Above
 Applicant (Print or Type) Address City Zip Phone

Gary Smith, Eniksson LLC 315 W. Oak Ave Visalia, CA 93291
 Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: # 559-334-7193

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

| | | | |
|---------------------------|-----------------------|-----------|----------------------------|
| Application Type / No.: | <u>CUP3661</u> | Fee: \$ | <u>4,569.⁰⁰</u> |
| Application Type / No.: | <u>Pre-app credit</u> | Fee: \$ | <u>-247.⁰⁰</u> |
| Application Type / No.: | | Fee: \$ | |
| PER/Initial Study No.: | <u>IS 7749</u> | Fee: \$ | <u>3,901.⁰⁰</u> |
| Ag Department Review: | | Fee: \$ | <u>93.⁰⁰</u> |
| Health Department Review: | | Fee: \$ | <u>992.⁰⁰</u> |
| Received By: <u>EJAZ</u> | Invoice No.: | TOTAL: \$ | <u>9,308.⁰⁰</u> |

UTILITIES AVAILABLE: Lanny Simpson

WATER: Yes No
 Agency: _____
 SEWER: Yes No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): CUP3505
 Zone District: AE-20
 Parcel Size: 60.2 acres

APN # _____
 APN # _____
 APN # _____
 APN # _____



Development Services
and Mail To: Hartman Engineering
Capital Projects Attn: Lanny Simpson
Division 113 S. Church Ave, Suite 502
Visalia, CA 93291

Pre-Application Review

Department of Public Works and Planning

NUMBER: No. 19-107207
APPLICANT: Eriksson LLC
PHONE: 559-334-7193

PROPERTY LOCATION: 19210 S. Westlawn Ave., Riverdale, CA 93656 Email: lanny.simpson@hartman.engineering
APN: 053 - 420 - 02S ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: Conforms; Legal Non-Conforming lot; Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes ZM# _____ Initiated _____ In process _____

Map Act: Lot of Rec. Map; On '72 rolls; Other _____; Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Riverdale Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: Outside District No.: _____ FLOOD PRONE: No Yes

PROPOSAL Conditional Use Permit to allow an expansion to an existing pistachio processing facility in two phases.

Expansion to include additions to processing buildings, storage silos and natural gas fired dryers.

COMMENTS: See CUP #3505 for initial approval of processing facility, approved 08/11/2016.

ORD. SECTION(S): 816.3-A BY: Rafael Sanchez DATE: 9/19/2019

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE GPA: _____ MINOR VA: _____
COMMUNITY PLAN: _____ JAA: _____ JHD: \$ 992.00
REGIONAL PLAN: _____ CUP: \$ 4,569.00 JAG COMM: \$ 93.00
SPECIFIC PLAN: _____ DRA: _____ ALCC: _____
SPECIAL POLICIES: _____ JVA: _____ IS/PER*: \$ 3,901.00
SPHERE OF INFLUENCE: _____ JAT: _____ Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ JT: _____ Other: _____

Filing Fee: \$ 9,555.00

Pre-Application Fee: \$ 247.00

Total County Filing Fee: \$ 9,308.00

COMMENTS: _____

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of _____

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,354.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: EJAZ AHMAD Referral Letter # _____
DATE: 10-10-19
PHONE NUMBER: (559) 600 - 4204

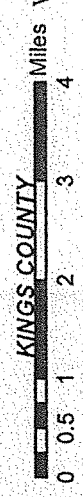
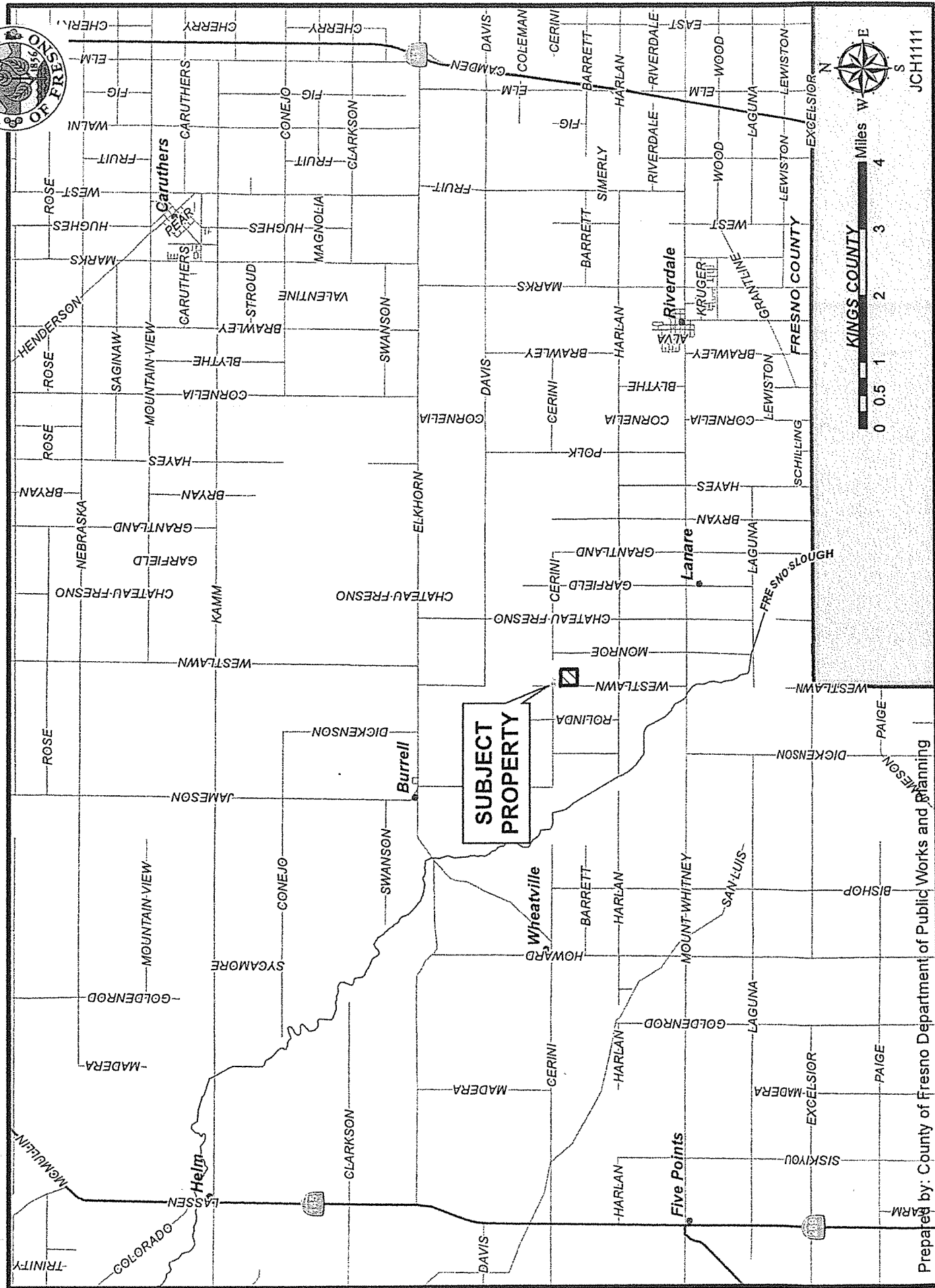
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)



LOCATION MAP

CUP 3661



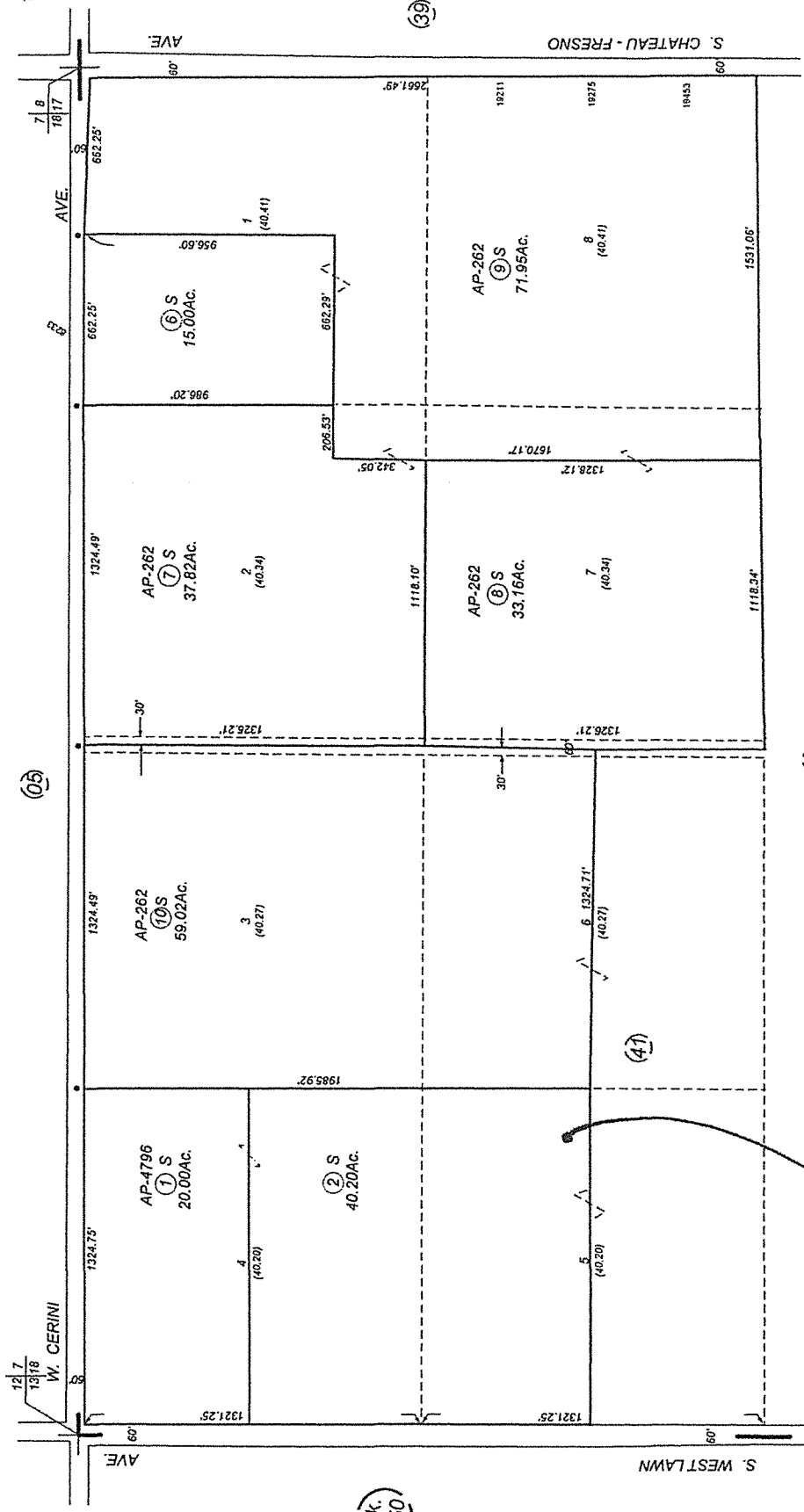
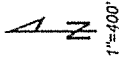
JCH1111

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 18, T. 17 S., R. 19 E., M. D. B. & M.

Tax Rate Area
170-010

053-42



Agricultural Preserve
Summit Lake Investment Co., Subd. No. 7 - R.S. Bk. 6, Pg. 22

Assessor's Map Bk. 053 - Pg. 42
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

9/10/2018

PROJECT SITE

ERIKSSON, LLC

Operational Statement/Project Description for Ingleby Eriksson LL located at 19210 S Westlawn,
Riverdale Ca

Date: April 24, 2020

New CUP - #3661

Existing CUP #3505

Existing SPR #7999

- 1) **Phase 1 (Existing) Pistachio Huller Nature of Operations** – The existing hulling facility approved by CUP 3505 in 2017 takes raw pistachios from the ranch, remove all leaf and limbs (foreign materials), wash and remove the hulls from the pistachios, sort and dry the pistachios and stored in silos in preparation for shipping.

Phase 1 (Existing) Hulling, Drying and Storage Operations

The existing hulling, drying and storage operation consists of two receiving pits a precleaning line, five 27 MMBtu natural gas fired dryers, one 1.4MMBtu natural gas fired sample dryer, seven storage silos, fourteen 4.2 MMBtu natural gas fired silo heaters and associated conveying and handling equipment. The operation consists of 45 to 50 days per year/two 12 - hour shifts per day of field harvested pistachios that are manually dumped from incoming trucks into the receiving pits. From the receiving pits, the nuts are conveyed through the precleaning and pre-hulling equipment to remove large pieces of debris such as leaves, twigs, blanks and loose hulls prior to the hulling process. Precleaning equipment includes, stick reels, aspirators, outfall tanks controlled by high efficiency cyclones and various conveyors and augers. After pre-cleaning, the nuts are routed through traditional wet hullers. After hulling, the nuts are transferred to float/sink tanks to separate product streams and then to the column dryers which reduce the moisture content to about 7%. The nuts are then conveyed to the temporary storage silos where they will continue to be monitored for moisture and mold. The pistachios in the silos are fumigated as needed under the existing fumigation permit. As the pistachios are sold, they are pulled from the silos, packaged and shipped out to customers. The total number of employees maxes out during the harvest at 45. During the off season, the number of employees decrease to 8-10 for the entire operation. Pistachio wash water for processing is accumulated in the wastewater pond, the water is discharged back to approximately 3,800 acres of farmland that surrounds the pistachio hulling facility. In the proposed expansions (Phase2 and Phase 3), the number of hullers will not increase, the total volume of wash/processing water will not increase.

CUP3661

Phase 2 (Proposed) - Processing Building Expansion with Fire Protection:

- One Processing Building Expansion - 230'x149'
- One Fire Protection Water Tank and Pump
- Two Additional Dryers approved by CUP 3505
- Three Additional Silos approved by CUP 3505

The expansion of the existing processing building will provide an additional 34,270 square feet of storage. With the expansion of the processing building, the main operations of the existing pistachio hulling facility Phase 1 will not change. In the proposed expanded area of the processing building, the area will be used to store bins and super sacks of processed pistachios that will be ready to ship to customers. In phase 2, the proposed project (CUP 3661) will not increase the overall processing volumes of the hulling facility, the goal is to make the hulling facility more efficient by adding dryers and silos in the hulling side of the facility and the proper amount of storage area in the warehousing side of the facility. In the past two full harvest seasons, with only Eriksson grown pistachios, the hulling facilities overall processing time was extended to process the design volumes of pistachios because of drying limitations. The processed pistachio silo volume was undersized as well. Processed pistachios had to be unloaded from silos and stored off site during the harvest period. The dryers were the bottleneck in the process flow of the huller. With the addition of the dryers and silos, the Magnuson pistachio peelers can run at rate dictated by the individual year's harvest and closer to a designed process flow rate. The dryers can run with full levels and we will have enough silo storage to handle the year's harvest for the season. In the past, loads of green pistachios from the field had to wait at the unloading pit until the hulling facility was able to receive the pistachios for processing. The most efficient way to operate a pistachio hulling facility is to be able to operate the peelers and dryers at full capacity. This optimizes electrical usage on the peelers and natural gas usage in the dryers. In the pistachio tree yield cycles, the pistachio trees yield differs each year because of the genetics of the trees. Typically, the trees have a high yield every other year. On a high yield year, the hulling facility is not at 100% throughput because of tree maturity and on off yield years the hulling facility will operate at 50% to 60%. During the harvest and non-harvest operations, the number of employees will be the same as in the original CUP 3505, 8-10 employees during non-harvest and up to 45 employees during harvest. With the implementation of phase 2, the overall traffic in the facility will not increase from previous years, in fact we expect the traffic to decrease with the added efficiencies to the facility.

Phase 3 (Proposed) - Future Building with Fire Protection:

- One 230'x235' Warehousing Building
- One Loading Dock

In phase 3, the proposed project (CUP 3661), addition of a 54,000 square foot building will add an additional processing phase to the facility. Pistachios from the warehouse will be conveyed into the new building where they will be sorted, sized, graded, pasteurized and packaged so that the pistachios can be sent straight to the retailers for sale to the public. With Phase 3 in place, instead of the total volume of pistachio product being shipped in a raw form, the pistachios will be shipped as a consumer ready product.

Note: The Fire Protection system for Phase 2 is adequate and approved by Fresno County Fire for this future building's fire protection. The Future building will be approximately 54,000 square feet, this building will consist of sorting and packaging equipment. The equipment will be automated and robotic with all the newest food processing technology to meet all food and health standards. The equipment will consist of:

- Phase 3 Equipment: Vendors, equipment model numbers, and main ready to eat processing lines have not been chosen at this time. When Eriksson LLC defines and selects the vendors, the information of all equipment for the phase 3 future building will be submitted to Fresno County.
 - Pinners and electronic sorters: This equipment sorts out discolored, deformed and empty shell pistachios. It will also reject all foreign materials such as sticks, rocks and metal.
 - Roasters and pasteurizers: this equipment will dry roast the sorted pistachios.
 - Sacking Machines: These machines will sack the pistachios in sack of different sizes and volumes.
 - Packaging: Some sacked product may be packed into boxes that will be palletized and shipped to the end users, retail stores such as Costco and Wal-Mart.
- 2) **Operational Time Limits** – During the off season, October to July, the site operates 8 hours per day, five days per week. During the harvest season, the huller operates 45 to 50 days and two 12- hour shifts seven days per week. No changes from the original CUP 3505.
 - 3) **Number of Customers or Visitors** – the site may average 1 visitor per day throughout the year. No changes from the original CUP 3505.
 - 4) **Number of Employees** – Current and future off season is 8-10 employees, during the harvest, 45 employees to cover both shifts. No employees live on site. No changes from the original CUP 3505.
 - 5) **Service and Delivery Vehicles** – Service trucks delivering fresh pistachios from the field, average of 20 and a maximum of 48 per day. Delivery trucks, 1 to 3 trucks weekly, UPS or Fed Ex. NO changes from the original CUP 3505.
 - 6) **Access to the Site** – the entrance is on S Westlawn Ave, no changes from the original site plan or CUP 3505.
 - 7) **Number of Parking Spaces** – same as the existing approved in CUP 3505, no changes from the original CUP 3505.
 - 8) **Goods Sold on Site** – All storage of pistachios, no sales of pistachios on site as, same as in the original CUP 3505.
 - 9) **Equipment** – Pre-cleaner, Hullers, Dryers and Silos – same equipment as in the existing CUP and approved by the San Joaquin Valley Air Pollution Control District. No change from the original CUP 3505.
 - 10) **Supplies Stored on Site** – super sacks for loading the pistachio's into for shipping. Water treatment chemicals, sanitation FDA approved sanitizers and degreasers, propane for forklifts. No changes from the original CUP 3505. (Attached)
 - 11) **Does the use cause an unsightly appearance** – No noise, dust, glare or odor. This facility is the best and most updated pistachio facility building in Fresno County. All landscaping and site appearances were approved in the original CUP 3505.
 - 12) **List solids or Liquid Wastes** – all the huller washing water, mainly organic, is stored in a lined pond and pumped back to the ranch for irrigation (lined pond is approved by the California Water Board).

- The waste solids, hulls, leaves and stems are also put back onto the fields and disked into the soils near the trees for soils amendment. No change from the original CUP 3505.
- 13) **Water Usage** – Daily water usage is approximately 700,000 gallons. In the original CUP 3505, the volume of water is reflecting a full build out of the facility, 1,200,000 gallons per day, during the harvest season, the facility has not reached these volumes in Phase 1 and will not change or increase in Phase 2. The facility has an agricultural well on site for all water needs, processing and potable. Eriksson LLC introduced a water recycling system last year in the hulling process that reduced water usage ~30%.
 - 14) **Proposed Advertising** – Company logo on the main building, all signage will meet the county code. No change from the original CUP.
 - 15) **New Building** – the materials of construction for the processing building expansion will be all steel, all foundations will be concrete with re-enforcing steel, exterior colors are white and green.
 - 16) **Building used for Operations** – the expansion of the existing processing building will be used for warehousing and storage of processed pistachios.
 - 17) **Outdoor Lighting and Amplification** – there will be no changes to the existing outdoor lighting. There is no sound amplification currently or plans for any in the future.
 - 18) **Landscaping and Fencing** – all landscaping and fencing have been approved in the original CUP 3505.
 - 19) No other information currently.
 - 20) Identify Owners and officers – Info in the application.

Lanny Simpson
Hartman Engineering (Approved Agent for the Owner)
308 W Oak Ave
Visalia Ca 93291
Tel - 559-334-7193



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

| | |
|---------------------|-----------------|
| OFFICE USE ONLY | |
| IS No. | <u>7749</u> |
| Project No(s). | <u>CUP 3661</u> |
| Application Rec'd.: | _____ |

GENERAL INFORMATION

- Property Owner: Eriksson LLC Phone/Fax 559-635-3138
Mailing Address: 315 W. Oak Avenue Visalia, CA 93291
Street City State/Zip
- Applicant: Eriksson LLC Phone/Fax: 559-635-3138
Mailing Address: 315 W. Oak Avenue Visalia, CA 93291
Street City State/Zip
- Representative: Gary Smith, Eriksson LLC Phone/Fax: 559-635-3138
Mailing Address: 315 W. Oak Avenue Visalia, CA 93291
Street City State/Zip
- Proposed Project: Pistachio processing facility. Expansion Implementation would include structures and processing.
- Project Location: East side of S. Westlawn Avenue, between W. Cerini and W. Harlan Avenue.
- Project Address: 19210 S. Westlawn, Riverdale, CA 93656
- Section/Township/Range: 18 / 17s / 19E 8. Parcel Size: 60.2 acres
- Assessor's Parcel No. 053-420-01s and 02s OVER.....

10. Land Conservation Contract No. (If applicable): 4796 and 5204

11. What other agencies will you need to get permits or authorization from:

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input checked="" type="checkbox"/> | SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> | Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> | Department of Energy |
| <input checked="" type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> | Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Agriculture/PISTACHIO PROCESSING FACILITY
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
NONE - expanding existing processing building.

Describe the major vegetative cover: Currently Durham wheat

Any perennial or intermittent water courses? If so, show on map: _____

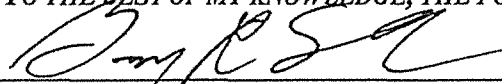
Is property in a flood-prone area? Describe:
Yes, the plant will be located in zone A.

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

- North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

24. Anticipated volume of water to be used (gallons per day)²: Up to 1,200,000 gpd during season
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: up to 1,200,000 gpd during Season
27. Anticipated type(s) of liquid waste: Employee wastewater to septic system, hull/water to supplement existing irrigation on adjacent farmland currently in production
28. Anticipated type(s) of hazardous wastes²: NONE
~~water to supplement existing irrigation~~
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Primarily green waste, hulls and shells, Employee wastewater (on-site septage), minimal trash to landfill 0-2 rolloff bins/year,
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): TBD
34. Proposed method of solid waste disposal: Green waste to compost, shells to biomass conversion, hulls to animal feed, cardboard/plastic to recycling refuse to landfill
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


 SIGNATURE

30 Oct 2019
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist
²For assistance, contact Environmental Health System, (559) 600-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

30 Oct 2019

Date