



# County of Fresno

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

DATE: May 20, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director  
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director  
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/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather  
Resources Division, Solid Waste, Attn: Amina Flores-Becker  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spauhurst/Gloria Hensley  
Community Development Division, Attn: Glenn Allen, Division Manager  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
South Kings GSA, Attn: David Peters at [dpeters@peters-engineering.com](mailto:dpeters@peters-engineering.com)  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Chrissy Monfette, Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study No. 7492 prepared for Unclassified Conditional Use Permit Application No. 3619

The County of Fresno has prepared an Initial Study for the subject application which proposes to allow the construction and operation of an anaerobic digester at the existing POM Wonderful fruit processing facility (previously approved by Classified Conditional Use Permit Nos. 2220, 2559, 2618, and 2668) to process up to 125,000 tons of pomegranate waste and pomegranate juice wastewater per year from the onsite extraction facility to produce bio-methane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage-grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plan and used for irrigation of the alfalfa plants surrounding the facility. No increase in the amount of wastewater produced or permitted for application is proposed as part of this application.

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3619, 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, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Potential impacts related to Agriculture and Forestry, Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation have been determined to be less than significant. Potential impacts relating to Cultural Resources, and Geology and Soils have determined to be less than significant with compliance with above-noted Mitigation Measures.

A copy of the Initial Study is attached to this memo. Please review this Study as it relates to your area of expertise.

We must have your comments by **June 19, 2020**. 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, Chrissy Monfette, 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) 600-4245 or email [CMonfette@co.fresno.ca.us](mailto:CMonfette@co.fresno.ca.us).

CMM:

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*Activity Code (Internal Review): 2381*

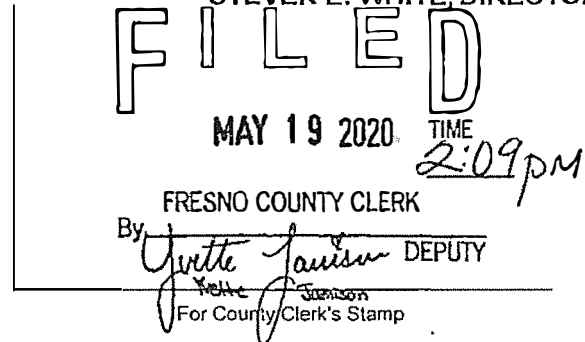
Enclosures



E202010000184

# County of Fresno

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



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7492 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7492** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3619** filed by **POM Wonderful, LLC**, proposing to allow the construction and operation of an anaerobic digester at the existing POM Wonderful fruit processing facility (previously approved by Classified Conditional Use Permit Nos. 2220, 2559, 2618, and 2668) to process up to 125,000 tons of pomegranate waste and pomegranate juice wastewater per year from the onsite extraction facility to produce bio-methane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage-grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plan and used for irrigation of the alfalfa plants surrounding the facility. No increase in the amount of wastewater produced or permitted for application is proposed as part of this application. The proposed digester will be located at the intersection of American Avenue and Del Rey Avenue, APN 350-230-01S, a portion of the larger POM Wonderful site which includes the following APNS: 350-031-11, -13, -63S, 64, 66, 350-230-17, and -19S (land application area); 350-230-01S, -07ST, -08, -09S, -10, -11T, -12T, -13, -14S, -15S, and -21S (fruit processing facility operations). Address: 5286 S. Del Rey Avenue, Del Rey, CA 93616 (Sup. Dist. 4). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7492 and take action on Unclassified Conditional Use Permit Application No. 3619 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. 7492 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 20, 2020 through June 19, 2020.

Email written comments to [cmonfette@fresnocountyca.gov](mailto:cmonfette@fresnocountyca.gov), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
Attn: Chrissy Monfette  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

IS Application No. 7492 and the draft Mitigated Negative Declaration may be viewed at the State Clearinghouse Webpage, or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from PLANNER at the addresses above.

**Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on June 25, 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 Chrissy Monfette (559) 600 4245.

Published: May 20, 2019



# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

**1. Project title:**

Conditional Use Permit Application No. 3619 and Initial Study Application No. 7492

**2. Lead agency name and address:**

County of Fresno  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

**3. Contact person and phone number:**

Chrissy Monfette  
(559) 600-4245

**4. Project location:**

The proposed digester will be located at the intersection of American Avenue and Del Rey Avenue, APN 350-230-01S, a portion of the larger POM Wonderful site which includes the following APNS: 350-031-11, -13, -63S, 64, 66, 350-230-17, and -19S (land application area); 350-230-01S, -07ST, -08, -09S, -10, -11T, -12T, -13, -14S, -15S, and -21S (fruit processing facility operations). Address: 5286 S. Del Rey Avenue, Del Rey, CA 93616.

**5. Project sponsor's name and address:**

POMWonderful, LLC  
11444 W. Olympic Blvd #310  
Los Angeles, CA 90064

**6. General Plan designation:**

General Industrial (Del Rey Community Plan)

**7. Zoning:**

M-3 (Heavy Industrial)

**8. Description of project:**

Allow the construction and operation of an anaerobic digester at the existing POM Wonderful fruit processing facility (previously approved by Classified Conditional Use Permit Nos. 2220, 2559, 2618, and 2668) to process up to 125,000 tons of pomegranate waste and pomegranate juice wastewater per year from the onsite extraction facility to produce bio-methane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage-grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plan and used for irrigation of the alfalfa plants surrounding the facility. No increase in the amount of wastewater produced or permitted for application is proposed as part of this application.

The Project will operate in two different modes: the 3-month juicing season from mid-October to mid-January (Peak Season) and the remaining 9 months of the year (Off-Peak Season). During the Peak Season, juiced pomegranates will be sent to the ensilage bunkers in order to preserve the feedstock and feed the digester continuously throughout the year. Leachate from the ensilage bunkers, retentate wastewater, and extraction wastewater will be collected and stored in a buffer tank and subsequently fed to the anaerobic digester. The anaerobic digester will convert the majority of the biochemical oxygen demand from the leachate and wastewater streams into biogas. Cake and filtrate will be produced by the dewatering of digestate by the sludge screw press. Filtrate will be stored in a holding tank and then sent to the wastewater treatment plant. Cake will be offloaded into truck trailers for use in compost or other beneficial land application. During the Off-Peak Season, digestate from

the digester will be dewatered by the filter screw press with cake offloaded to trailers and filtrate sent to the wastewater treatment plant.

The biogas from the digester will be stored in a double membrane gas holder and will be treated to remove Hydrogen Sulfide, moisture, and volatile organic compounds. The biogas will then be upgraded into pipeline quality bio-methane and injected into an existing six-inch pressurized Southern California Edison pipeline.

In the case of emergency, or in the case that the Southern California Gas Company does not have the capacity to accept bio-methane from this project, the gas produced onsite will be burned through the emergency flare until delivery can be resumed.

**9. Surrounding land uses and setting: Briefly describe the project's surroundings:**

The project site is located at the southwestern intersection of E. American Avenue and S. Del Rey Avenue. North of American Avenue and also east of the project site, parcels are dedicated to the production of row crops and orchards. West of the project site, there is a cluster of residential uses adjacent to a small industrial corridor. Along with the other residences located on the west side of S. Del Rey Avenue, this development represents the community of Del Rey. South of the project site are storage buildings which support the overall POM Wonderful operation and further south is a private airstrip used for aerial applications to the surrounding farmland.

**10. Other public agencies whose approval may be required:**

San Joaquin Valley Air Pollution Control District, Regional Water Quality Control Board

**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.?**

Pursuant to Assembly Bill 52, Native American Tribal Governments are required to request notification of projects from potential Lead Agencies, such as the County. Such Tribes may specify a specific area wherein they would like to receive notices for proposed projects. This project falls within the notification area of all four Native American Tribal Governments who have requested such notice.

The County of Fresno determined that the application for this project was complete on October 5, 2019. Notification of a complete application and invitation to consult pursuant to Public Resources Code §21080.3.1(b) was mailed to representatives from each of the four Tribal Governments on October 9, 2018.

The Table Mountain Rancheria Tribal Government Office responded to this invitation to consult in a letter dated January 10, 2019, declining consultation. None of the noticed Tribal Governments responded with a request for consultation within the 30-day deadline.

**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:**

**REVIEWED BY:**

\_\_\_\_\_  
**Chrissy Monfette, Planner**

\_\_\_\_\_  
**Marianne Mollring, Senior Planner**

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study Application No. 7492 and  
Unclassified Conditional Use Permit  
Application No. 3619)**

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?
- 2 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:

- 1 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?
- 3 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 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?
- 2 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?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?



## 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:
  - 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?
  - 2 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 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?
- 1 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?
- 3 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?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 2 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?
- 2 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?
  - 1 i) Result in substantial erosion or siltation on or off site;
  - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - 1 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
  - 1 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?
- 1 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?
- 1 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:

- 1 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:
  - 1 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)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 2 d) Result in inadequate emergency access?

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 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:
  - 1 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
  - 1 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:

- 1 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?
- 1 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?
- 1 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?
- 1 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:

- 1 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?
- 1 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 and websites listed below. The 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. Background Report, and Final EIR

Fresno County Zoning Ordinance

Important Farmland 2016 Map, State Department of Conservation

Fault Activity Map of California, State Department of Conservation, accessed October 4, 2019

(<https://maps.conservation.ca.gov/geologichazards/DataViewer/index.html>)

Web Soil Survey, US Department of Agriculture, Natural Resources Conservation Service, accessed October 4,

2019 (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)

Greenhouse Gas Analysis Report POM Wonderful Anaerobic Digester Project, Mitchell Air Quality Consulting, dated September 13, 2019

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

**APPLICANT:** 4Creeks, Inc. obo POMWonderful, LLC

**APPLICATION NOS.:** Initial Study Application No. 7492 and Unclassified Conditional Use Permit Application No. 3619

**DESCRIPTION:** Allow the construction and operation of an anaerobic digester at the existing POM Wonderful fruit processing facility (previously approved by Classified Conditional Use Permit Nos. 2220, 2559, 2618, and 2668) to process up to 125,000 tons of pomegranate waste and pomegranate juice wastewater per year from the onsite extraction facility to produce bio-methane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage-grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plan and used for irrigation of the alfalfa plants surrounding the facility. No increase in the amount of wastewater produced or permitted for application is proposed as part of this application.

The Project will operate in two different modes: the 3-month juicing season from mid-October to mid-January (Peak Season) and the remaining 9 months of the year (Off-Peak Season). During the Peak Season, juiced pomegranates will be sent to the ensilage bunkers in order to preserve the feedstock and feed the digester continuously throughout the year. Leachate from the ensilage bunkers, retentate wastewater, and extraction wastewater will be collected and stored in a buffer tank and subsequently fed to the anaerobic digester. The anaerobic digester will convert the majority of the biochemical oxygen demand from the leachate and wastewater streams into biogas. Cake and filtrate will be produced by the dewatering of digestate by the sludge screw press. Filtrate will be stored in a holding tank and then sent to the wastewater treatment plant. Cake will be offloaded into truck trailers for use in compost or other beneficial land application. During the Off-Peak Season, digestate from the digester will be dewatered by the filter screw press with cake offloaded to trailers and filtrate sent to the wastewater treatment plant.

The biogas from the digester will be stored in a double membrane gas holder and will be treated to remove Hydrogen Sulfide, moisture, and volatile organic compounds. The biogas will then be upgraded into pipeline quality bio-methane and injected into an existing six-inch pressurized Southern California Edison pipeline.

In the case of emergency, or in the case that the Southern California Gas Company does not have the capacity to accept bio-methane from this project, the gas produced onsite will be burned through the emergency flare until delivery can be resumed.

**LOCATION:** The proposed digester will be located at the intersection of American Avenue and Del Rey Avenue, APN 350-230-01S, a portion of the larger POM Wonderful site which includes the following APNS: 350-031-11, -13, -63S, 64, 66, 350-230-17, and -19S (land application area); 350-230-01S, -07ST, -08, -09S, -10, -11T, -12T, -13, -14S, -15S, and -21S (fruit processing facility operations). Address: 5286 S. Del Rey Avenue, Del Rey, CA 93616. Sup. Dist. 4

Pursuant to the Guidelines of the California Environmental Quality Act (CEQA), Section 15162, there shall be no subsequent environmental review prepared for projects for which a negative declaration has been adopted (or for which an Environmental Impact Report has been certified), unless substantial evidence shows one or more of the following: ‘

1. Substantial changes are proposed in the project which will require major revisions of the negative declaration due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant impacts; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous negative declarations;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, but the project proponents decline to adopt the mitigation measure or alternative;

- d. Mitigation measures or alternatives which are considerably different from those previously analyzed would substantially reduce one or more significant effects, but the project proponents decline to adopt the mitigation measure or alternative.

In the case of this project, the inclusion of the digester, which will create bio-methane gas to be sold for profit, requires approval of a Conditional Use Permit by the County of Fresno, and represents a significant expansion of use compared to the baseline use of the site to process fruit. Therefore, a revised Initial Study has been prepared. This study supersedes the studies previously prepared by the County of Fresno (Initial Study numbers 3126, 3851, 3977, and 6808). The County's previous reviews of this project did not identify any potentially significant impacts which needed to be addressed through the adoption of mitigation measures; however, the California Regional Water Quality Control Board, Central Valley Region adopted a Mitigated Negative Declaration (the "WDR IS") prior to adoption of the Waste Discharge Requirements for the project site. That review determined that five mitigation measures would be necessary to reduce impacts of the project. These impacts are discussed in the relevant sections below: Agriculture, Air Quality, Biological Resources, Cultural Resources, and Hydrology and Water Quality Resources and where necessary, those mitigation measures have been incorporated into this environmental review.

#### 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:

Neither American Avenue nor Del Rey Avenue is designated by the Fresno County General Plan as a scenic roadway or scenic drive. The nearest road with such a designation is Jenson Avenue, approximately three miles north of the project site, which is designated as a Scenic Drive due to its inclusion as part of the Blossom Trail. Due to the distance from the project site and the limited off-site impacts from the proposed digester, there will be no impacts to 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 site is located at the intersection of Del Rey Avenue and American Avenue. North of American Avenue, lands are dedicated to the production of row crops and

orchards, typically with a single-family residence on each parcel. South of American Avenue, parcels are developed with dense residential development which forms the community of Del Rey. A number of parcels are also used for packing/storage houses.

The area of development is currently unimproved and used for storage in support of the fruit packing operation which was originally approved by CUP 2220 for the project site. South of the proposed improvement area has already been developed with a number of industrial buildings and the ground cover is a mix of pavement and packed dirt, further supporting an industrial appearance.

Therefore, while the project will move industrial-style buildings closer to the intersection of industrial and agricultural (American Avenue), it is proposed in an area which is already considered to be industrial in nature and therefore will not degrade the existing visual character or quality of the site.

- 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:

The proposed digester would be equipped with an emergency flare, which would be used to burn off gas generated by the facility when it cannot be injected into the Southern California Gas pipeline. The flare is located on the northern side of the digester, which faces American Avenue and the agricultural uses of the northern parcel. More than 350 feet west of the proposed flare is a cluster of residential developments. Due to the limited usage of the flare, which would only be operated in case of emergency, and the limited visibility of the flare, there will be no adverse impacts associated with new sources of light or glare.

## 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?

FINDING: NO IMPACT:

The subject parcel has been mapped by the Department of Conservation's Important Farmlands Map (2016) as "Urban and Built-Up Land" and "Vacant". The area where improvements are proposed is where the "Vacant" designation occurs. Therefore, the project will not adversely impact Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Mitigated Negative Declaration prepared by the California Regional Water Quality Control Board, Central Valley Region (WDR IS), identified a conflict with Williamson Act Contract No. 292 due to the proposed installation of a detention pond on contracted land. As a mitigation measure, the property owner was required to cancel the Contract on the portion of the parcel proposed as a detention pond. The County accepted a notice of nonrenewal for this portion of land on May 11, 2020. Therefore, this project will not conflict with agriculture use or a Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is zoned M-3 (Heavy Industrial) and therefore will not conflict with existing zoning for agricultural or forest use. The project will not result in the loss or conversion of forest land or agricultural land to non-forest and non-farming purposes because the digester requires waste product from the existing farming operations in order to generate the bio-methane and there is no designated forest-land in the vicinity.

- 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?

FINDING: NO IMPACT:

Because the project relies on waste products from existing agricultural operations, it will not result in the conversion of farmland to non-agricultural use. No forest-land is located in the vicinity.



### 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; or
- 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:

According to the *Greenhouse Gas Analysis Report* prepared by Mitchell Air Quality Consulting for the project, the primary source of air pollution from this project would occur during construction of the anaerobic digester: 85.3 Metric Tons of Carbon Dioxide equivalent (MTCO<sub>2e</sub>) is estimated to be released due to construction in 2019 and 780.55 from construction in 2020. Given that greenhouse gas emissions can remain in the air for a number of years, the generated emissions were amortized over the expected life of the project, estimated to be 30 years for a total of 28.86 MTCO<sub>2e</sub> per year. Operational emissions were estimated for 2020 at 1,749.99 MTCO<sub>2e</sub>. Later years of operation are expected to have similar or lower levels of emissions as a result of technological improvements; however, the overall estimates were based on the 2020 numbers to maintain a conservative estimate. Yearly emissions, including amortized construction emission, would total 1,778.85 MTCO<sub>2e</sub>.

During operation, the project will result a reduction of emissions in several ways. First, the digester will reduce the truck trips necessary for waste hauling by 57 daily trips. Second, the emissions that are currently created during land application and composting would be lowered by reducing the amount of organic matter in the waste stream with the anaerobic digester and capturing the biogas. This biogas (the bio-methane) is a renewable resource which can replace non-renewable natural gas. The total reduction is estimated to be 38,076.72 MTCO<sub>2e</sub> for an overall yearly reduction of 36,297.87 MTCO<sub>2e</sub>.

If the developer chooses to implement the option to capture beverage-grade carbon dioxide produced by the digester, further reductions of 15,499 MTCO<sub>2e</sub> per year are estimated.

The project is consistent with the Bioenergy Action Plan, which encourages the use of digesters to create bio-methane in order to supplant the use of natural gas.

The WDR IS adopted mitigation measures which require the project to “[i]ncorporate the appropriate control measures for construction emissions listed in Tables 6-2, 6-3, and 6-4 of the San Joaquin Valley Air Pollution Control District’s (District), 10 January 2002, *Guide for Assessing and Mitigating Air Quality Impacts*.” and “[o]btain the

appropriate permits from the District for stationary sources.” Table 6-2 relates to Regulation VIII Control Measures, Table 6-3 relates to Enhanced Control Measures, and Table 6-4 relates to Construction Equipment Mitigation Measures. Compliance with these regulations or their current equivalents will ensure that operation of the digester does not result in the release of criteria pollutants in excess of acceptable limits.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

It is anticipated that this project will result in reduced concentrations of pollutants and other emissions (such as those leading to odors) as compared to current emissions, resulting in a less than significant and possibly beneficial impact.

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

Review of historic aerial photographs (Google Earth) indicate that the project site has been developed for industrial or ag-support purposes since 2004, with steady expansion through 2011, consistent with the approval of CUP applications by the County over this time. The area of proposed development has been vacant since farming was removed from the parcel between 1998 and 2004 (there is a gap in available imagery during this time). Despite the lack of development, this area remains packed dirt and has not returned to any natural state. As a result, there is no habitat on the parcel that would be likely to support special-status species. Surrounding parcels to the east, west, and south are similarly industrial in nature and do not provide habitat for special-status species. The parcel to the north is developed with row crops, which provide minimal habitat for special-status species. If such species were present on that property, they would be unlikely to cross American Avenue, which has an average daily traffic count of 1,600 vehicles per day.

There are no trees on the subject parcel and no trees would be otherwise impacted by the project. Therefore, concerns identified by the US Fish and Wildlife Service as part of the Initial Study prepared for Waste Discharge Requirements Order 75-2012-0900 relating to Swainson's hawk do not apply to this project. Further, the US Fish and Wildlife Service indicated they had "no comments" on this proposal. Due to the lack of resources present on the subject and surrounding parcels, there will be no conflicts with policies or ordinances protecting biological resources and no conflicts with adopted Habitat Conservation or Natural Community Conservation Plans.

**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 not in an area which has been designated as having a moderate or high sensitivity to archeological resources and the area of proposed improvement has been subject to disturbance in the form of farming operations and later, additional disturbance related to the general operation of the POMWonderful facility. As a result, there is a very low probability that surficial resources are present. However, the possibility remains that undiscovered resources are present beneath the ground at the project site. Because these potential resources could be affected by the project, the

following Mitigation Measure is necessary to ensure that adverse impacts are reduced to less than significant.

\* **Mitigation Measure**

1. *In the event that cultural or paleontological 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 should be followed by photos, reports, video, 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; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project, if approved, would convert pomegranate waste into bio-methane which will be cleaned and injected into a commercial pipeline. The cake and filtrate which remain will be applied to the land as compost and sent to the wastewater treatment plant, respectively. This will result in net decrease of 57 daily truck trips currently required to haul the waste away from the site (60 fewer waste-haul trips and three new trips for digester maintenance).

The project is expected to produce 664,884,000 standard cubic feet of biogas annually, which will be injected (after cleaning) into a nearby pipeline for distribution to the public. This will supplant an equal amount of natural gas and contribute towards fulfilling California's renewable energy goals.

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?
4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The most recent Alquist-Priolo Earthquake Fault Zoning Map (Department of Conservation) indicates that the subject parcel is not located in an area that has been mapped as an Earthquake Fault Zone.

Figure 9-5 from the Fresno County General Plan Background Report (FCGPBR) indicates that the subject parcel is predicted to have a 10% chance that peak horizontal acceleration will exceed 20% of the acceleration of gravity over the next 50 years, which is the lowest category of risk.

Figure 9-6 (FCGPBR) indicates that the subject parcel is not located in an area of moderate or high landslide hazard; not in an area subject to deep or shallow subsidence; and the soils at the subject parcel preclude site-specific risk: as identified by the Web Soil Survey (US Department of Agriculture), the soils at the project site are Exeter loam, Hanford fine sandy loam, and Pollasky sandy loam, all of which are well-drained.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As mentioned in the discussion above, the project site consists of three types of soil: Exeter loam, Hanford fine sandy loam, and Pollasky sandy loam. In the area of proposed development, the soil is entirely Pollasky sandy loam, which has a medium run-off class and is considered to have a “slight” erosion hazard rating, meaning that some control measures may be necessary in order to prevent runoff. Because the area of disturbance will be more than one acre, the developer will be required to prepare and comply with a Stormwater Pollution Prevention Plan (SWPPP). Given the moderate risk of the underlying soil and existing regulation requiring the implementation of best management practices, the project will not result in substantial soil erosion or loss of topsoil.

- 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; or

- 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:

The project site is not located in an area designated by Figure 7-1 (FCGPBR) to have soils with moderate to high expansion potential. The subject parcel contains three types of soils: Pollasky sandy loam, Hanford fine sandy loam and Exeter loam. The project site is proposed in an area underlain by entirely Pollasky sandy loam. This type of soil typically has less than 3% linear extensibility, which is considered low risk. In addition, "loam" soils contain less than 30% clay by volume and sandy loam contains less than 20%, further reducing shrink-swell potential of the soil. The project will also be subject to Fresno County Buildings Code at the time of development, which will include a geotechnical investigation. By complying with these existing regulations and due to the low risk at the project site, there will be no adverse impacts to life or property as a result of development on 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: NO IMPACT:

The project site receives sewer and water service from the Del Rey Community Service District and therefore does not require the use of a septic tank.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site has been highly disturbed by the operation of the POMWonderful Fruit Packing Facility and associated farming operations. Prior agricultural operations on the property also contributed to disturbance of the surface layer. Therefore, it is highly unlikely that new paleontological resources would be present on the surface. However, it cannot be determined with certainty that there are no such resources buried on the site. Therefore, the Mitigation Measure identified in Section V, which requires certain protective actions in the event of a find, shall be implemented and would reduce risk to unique paleontological resources, sites, and geologic features to less than significant.

\* **Mitigation Measure**

1. See Section V.

## 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:

This project has the potential to generate greenhouse gas emissions during the construction phase and during operation. Construction emissions were estimated by the *Greenhouse Gas Analysis Report POM Wonderful Anaerobic Digester Project* prepared by Mitchell Air Quality Consulting and dated September 13, 2019. Over two years of construction, approximately 865.85 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>). The San Joaquin Valley Air Pollution Control District does not recommend assessing significance of construction-related emissions; however other districts have recommended that the impacts be amortized over the life of the project.

Decommissioning of the digester is not considered as part of this application; however, the Analysis choose 30 years as the lifespan. Therefore, construction emissions can be considered to be equivalent to the release of 28.86 MTCO<sub>2e</sub> per year for thirty years.

Operational emissions were based on the year 2020. It is anticipated that more stringent regulations and more efficient equipment would allow for a reduction in yearly emissions as compared to this number; however, such reductions were not accounted for in this analysis in order to provide the most conservative estimate of impacts. The project uses natural gas and energy in the operation of the digester. These uses, combined with employee and vender trips, result in the release of approximately 1,778.85 MTCO<sub>2e</sub>/yr.

However, the intent of this application is to produce bio-methane which can replace natural gas in both commercial and residential uses. Various parts of this project result in reductions of emissions: fewer truck trips are required to haul away pomegranate waste, fewer emissions are released due to composting, the bio-methane supplants the use of natural gas, and the applicant has the option to capture CO<sub>2</sub> produced at the site. As a result of these factors, the project would reduce emissions by 38,076.72 MTCO<sub>2e</sub> per year (or 53,575.72 with CO<sub>2</sub> capture), for a net reduction of 36,297.87 MTCO<sub>2e</sub> (or 51,796.87 MTCO<sub>2e</sub> with CO<sub>2</sub> capture).

Therefore, based on the project's net reduction in the generation of greenhouse gases, it is considered to have a less than significant impact.

- 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:

Assembly Bill 32 (AB 32) was adopted by the California State Legislature in 2006. As directed by that plan, the *Climate Change Scoping Plan* was later adopted (2008), which provided measureable goals and direct policies to achieve the necessary emissions reductions. As part of the First Update to the *Scoping Plan*, a number of

measures were adopted to support that goal, including a measure promoting the use of digesters to create bio-methane gas for injection into natural gas pipelines. This project is in direct alignment with that strategy and other strategies within the *Scoping Plan*. Please see the *Greenhouse Gas Analysis Report POM Wonderful Anaerobic Digester Project* prepared by Mitchell Air Quality Consulting and dated September 13, 2019 for more information regarding the project's compliance with other measures in the *Scoping Plan*, including compliance to the 2017 updates. Where measures are applicable to the project, review determined that the project was consistent.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing Fruit Processing Facility operates under an approved Hazardous Materials Business Plan (HMBP), which is reviewed and approved by the Fresno Certified Unified Program Agency (CUPA). The Facility is listed on the Toxic Releases Inventory database and the review of the three-year compliance history (through September 30, 2019) indicates that there were no violations during that time. There are also no reports from the last five years concerning formal or informal enforcement actions. Any new hazardous materials proposed for use as part of the digester will be addressed in the HMBP, which identifies proper storage and transportation methods. Given the Facility's history of compliance, it is reasonable to anticipate that new hazardous materials will also be handled in a safe manner.

- 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: NO IMPACT:

The project site is not located within one quarter-mile of a school.

- 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: LESS THAN SIGNIFICANT IMPACT:



The existing facility is listed on the Toxic Releases Inventory due to the release of peracetic acid into the air and ground; the Resource Conservation and Recovery Act (RCRA) as a transporter; and the Air Emissions Inventory as a release location. Given that the Enforcement and Compliance History Online (ECHO) report shows ongoing compliance with existing regulations, it is anticipated that this project will continue to implement the required business plans and compliance measures which were adopted to protect the public from significant hazard. Therefore, compliance to the existing and any revised Hazardous Materials Business Plan will ensure that impacts from this project are less than significant.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not located near a public airport; however, there is an airstrip located approximately one quarter mile south of the nearest property line and two-fifths of a mile south of the project site. This private airstrip operates under an approved Conditional Use Permit. It is serviced and maintained by workers of the processing facility in support of agricultural lands which are part of the fruit packing operation. Flights are estimated to occur up to six times per week, during daylight hours only. Landing is required to occur from the southwest and takeoff towards the southeast, in order to prevent impacts to the community of Del Rey; this also minimizes impacts to workers who may be present on site to perform maintenance of the digester. Therefore, impacts will be less than significant.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The scope of this project is limited to the area of improvement on the subject parcel. Following construction, there would be fewer traffic trips to and from the facility, which would improve congestion in the area. Proper access to the site will be confirmed during building plan check and the Site Plan Review Process to ensure that all relevant Fire Regulations are addressed. No site-specific concerns were identified upon preliminary review by the Fire Department. The site is not located in an area which has a high risk of wildfire and therefore, with compliance to existing fire safety standards, it would not expose people or structures to significant loss, death, or injury, related to wildfires.

## 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 SIGNIFICANT IMPACT

Wastewater from the project site is either collected by the Del Rey Community Service District, in the case of existing occupied areas of the project site, or will be processed through the digester, in the case of waste water produced as part of the pomegranate treatment process. There is an onsite wastewater treatment plant, which will treat some of the water, typically after it has been through the digester. Water which receives such treatment (up to 125,000 gallons per day) may be used for irrigation of the alfalfa plants surrounding the vicinity. The project operates under a Long-Term Wastewater Management Plan approved by the California Regional Water Quality Control Board. The wastewater treatment plant is currently permitted to process up to 1.2 million gallons per day from the facility.

The Central Valley Water Resources Control Board adopted the *Water Quality Control Plan for the Tulare Lake Basin (Basin Plan)* in 1975, with regular updates as recent as 2017. Waste discharge requirements are required to be consistent with the goals and policies of the *Basin Plan*. As part of the review for approval of the most recent Waste Discharge Order, an Initial Study was prepared to identify any impacts from the proposed increase in average and maximum discharge from the plant to the wastewater treatment center and/or the storage ponds, construction of new storage ponds, wastewater application to 291 acres of alfalfa (with periodic rotation of oats or barley/sudan grass), and construction of a new building to process arils. While the area covered by this Initial Study relates to parcels directly south of the parcel where the proposed digester would be built, it considers the function of the entire fruit processing operation. That review determined that the project was consistent with the State Water Resources Control Board Resolution 68-16 (“Policy with Respect to Maintaining High Quality Water of the State”), primarily due to the project’s implementation of best practicable treatment and control practices and the requirement to perform ongoing verification of the discharge quality. The inclusion of the digester into this process will not relieve the applicant of this requirement and water will still be treated at the onsite treatment plant prior to application to surrounding cropland. Therefore, impacts to surface or groundwater quality will be less than significant.

- 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 proposed project will not substantially decrease groundwater supplies because the groundwater used at the facility will eventually be discharged to cropland, where a significant amount will percolate back to groundwater.

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 project will increase the amount of impervious surfaces at the project site; however, impacts associated with run-off are addressed by County policy which requires applicants to show (prior to release of grading permits) that all runoff will be retained on the parcel or redirected into existing storm water collection systems.

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

FINDING: NO IMPACT:

The project site is not located in an area that is subject to flood hazard: FEMA FIRM Panel No. 06019C2165H indicates the project site is located in Zone X – minimal flood hazard. The project site is too distant from a shoreline to be at risk due to tsunami and is not located near any lakes which could be subject to seiche in the event of ground-shaking.

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

FINDING: NO IMPACT:

There is no change to the amount of water discharged from the project site and therefore no impacts to continued compliance with the Basin Plan. See discussion in Section X.B, above.

## XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community; or

- 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: NO IMPACT:

The project will not divide an established community because it will be developed on the northernmost portion of the POMWonderful fruit packing operation, which is adjacent to the established community of Del Rey. Because the project is a digester which will process agricultural waste to produce renewable energy and other reusable product (compost), it is consistent with General Plan Policies which restrict industrial operations in areas designated for agriculture to those which are in support of agricultural or value-added operations.

## 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:

The project site is not in an area that was designated by General Plan Background Report Figure 7-7 to be a Mineral Resource Location. Further, no sources of mineral resources have been identified at this location, which has historically been used for farming and ag-support services.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction of the digester is the most likely time for noise impacts to occur at sensitive receptors. However, the Fresno County Noise Ordinance includes provisions which exempt construction noise from compliance with the stated maximum noise levels, when such construction occurs during specific hours. Therefore, compliance with the

Noise Ordinance and the limited duration of construction will result in less than significant impacts on increases to ambient noise in the vicinity.

Operation of the digester has the potential to increase the ambient and temporary noise in the area by increasing the amount of activity which occurs near the edges of the property, where there is less opportunity for sound to dissipate before reaching sensitive receptors. As with construction, the majority of onsite work will occur during daytime hours, when the Noise Ordinance is the least-stringent in regard to maximum permitted sound generation and specifically exempts construction from those restrictions.

The closest sensitive receptors are the residences located on the southwestern corner of the intersection of S. Del Rey and American Avenues, which are more than 350 feet distant from the project site, which allows for attenuation before impacting the residences. Due to distance from these receptors and with compliance to the Fresno County Zoning Ordinance, there will be no significant adverse impacts related to noise.

B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: NO IMPACT:

Operation of the digester does not involve rhythmic or concussive activities which would be likely to generate ground-borne vibration or noise.

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 digester is proposed as an expansion to the existing fruit processing facility. The Del Rey Juice Airstrip is located south of Jefferson Avenue and adjacent to a portion of the existing operation. The strip operates under a Conditional Use Permit issued through the County of Fresno (CUP No. 3332), which restricts usage to the approved operational statement, which is no more than six flights each week during daylight hours. Further, the proposed improvements are located in the northernmost area of the subject parcel, which is the most distant location from this strip for the PomWonderful operation. Therefore, the project will not expose people working in the project area to excessive noise levels associated with airports.

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:

This project will be constructed on a vacant portion of a parcel currently used to support the Pom Wonderful facility. The project will not result in the creation of new jobs, which would then have the potential to attract new residents. No extension of existing utilities is proposed.

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

FINDING: NO IMPACT:

This project will not result in an increase in population growth or in the increase of persons who may be present on the subject parcel. It is likely that fewer people will be present on average than the current operation because fewer workers will be needed to load pomace into trucks for removal from the site, since such pomace will be entered into the digester or will go into storage to be used at a later date. Therefore, no new or improved public services are necessary for this area as a result of this project and therefore, there will be no impacts.

## 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 community of Del Rey does not have any community parks; however, some recreational facilities are available at local schools. This type of project is not likely to attract new people to existing neighborhood and regional parks or other facilities. It will also not require the construction of new recreational facilities.

## 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); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project is consistent with General Plan policies which restrict the overcrowding of County roads and require that a project contribute to the portion of damage to a road which occurs as a direct result of a project. Because the project would reduce the amount of traffic on the roads, it is consistent with these policies. No new design features are proposed to the local roads which could increase hazards.

## 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: NO IMPACT:

Pursuant to Assembly Bill 52, Native American Tribal Governments are required to request notification of projects from potential Lead Agencies, such as the County. Such Tribes may specify a specific area wherein they would like to receive notices for proposed projects. This project falls within the notification area of all four Native American Tribal Governments who have requested such notice.

The County of Fresno determined that the application for this project was complete on October 5, 2019. Notification of a complete application and invitation to consult pursuant to Public Resources Code §21080.3.1(b) was mailed on October 9, 2018.

The Table Mountain Rancheria Tribal Government Office responded to this invitation to consult in a letter dated January 10, 2019, declining consultation. None of the other noticed Tribal Governments responded within the 30-day deadline. Therefore, the County's obligations under AB 52 have been met and there are no impacts to Tribal Cultural Resources due to the lack of such resources identified in the project area.

## 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; or
- 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:

The project site is served by the Del Rey Community Services District for potable water; however, there are also two onsite wells which are used to supplement the application of effluent onto the crops. Because this project typically returns water used from these



wells back to the surrounding cropland, it will not cause significant adverse impacts to availability of water supply in normal, dry, and multiple dry years.

- 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; or
- 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?

FINDING: NO IMPACT:

Approval of the proposed project would allow the project site to process a significant amount of solid waste (such as pomace) onsite as opposed to hauling it away, as currently occurs.

The majority of water usage at the site occurs as part of the fruit processing operation. This water will be processed through the proposed digester and the onsite wastewater treatment plant and will not be sent to the Del Rey Community Services District for processing. Therefore, there are no adverse impacts related to expansion of public treatment facilities.

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The proposed project will comply with federal, state, and local management and reduction statutes and regulations. Approval of this project will allow another use for pomace and dirty wash water and will convert the biomass to bio-methane and dewatered cake for land application or composting, which provides for an overall reduction in 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:

- 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 state responsibility areas or lands classified as very high fire hazard severity zones. The nearest such area is approximately 8.5 miles northeast of the site.

## 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 WITH MITIGATION INCORPORATED:

Installation of the digester and connecting pipeline will occur in an area of the project site which has been cleared of vegetation and foliage that could provide habitat for special-status species. Due to the existing farmland to the north, which is maintained free of weeds and other plants besides the crops, and the existing industrial development of the POMWonderful facility to the south, it is unlikely that endangered species would wander onto the site and be exposed to impacts. Therefore, no impacts to endangered species or their habitats was identified as part of this application.

While no tribal or cultural resources were identified at the project site, the potential remains for such resources to be affected if they are discovered during construction. Therefore, the Mitigation Measure identified in Section V Cultural Resources shall be applied to the project to ensure that any such discoveries are treated in a manner that would reduce impacts to less than significant.

\* **Mitigation Measure**

1. See Section V.

- 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: NO IMPACT:

This project proposes to turn waste material from the pomegranate processing facility and convert it to bio-energy, which can be used to offset natural gas. Other byproducts from the process, such as carbon dioxide and dewatered cakes also have the potential for re-use as a beverage additive and compost application respectively. Because the project completes the life-cycle for many of these products and proposes to offset the usage of non-renewable natural gas, there will be no cumulatively considerable impacts.

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

FINDING: NO IMPACT:

As discussed in the finding above, the project proposes to remove waste from the overall system and to offset the use of non-renewable resources. It is likely that the installation of the digester will improve conditions at the site by removing the need to stockpile pomace until it can be removed. While some minor impacts, such as the introduction of a new source of light, will occur in the vicinity, these were not determined to be significant impacts as there is limited population within the area of impact. Therefore, this study found no environmental effects which would cause substantial direct or indirect adverse impacts on human beings.

## CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Conditional Use Permit Application No. 3619, 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, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Potential impacts related to Agriculture and Forestry, Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation have been determined to be less than significant. Potential impacts relating to Cultural Resources, and Geology and Soils have determined to be less than significant with compliance with above-noted 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” Street, Fresno, California.

CMM:

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# County of Fresno

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

DATE: October 8, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director  
Department of Public Works and Planning, Attn: John R. Thompson, Deputy Director  
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: Tawanda  
Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check,  
Attn: Chuck Jonas  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,  
Attn: Dan Mather  
Resources Division, Solid Waste, Attn: John R. Thompson  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep  
Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Les Wright  
Sheriff's Office, Attn: Captain John Zaroni, Lt. John Reynolds, Lt. Louie Hernandez,  
Lt. Kathy Curtice, Lt. Ryan Hushaw  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Renée Robison, Environmental Scientist  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Carl Carlucci, Jose Robeldo  
CA Department of Toxic Substance Control (CEQA unit), Attn: Dave Kereazis  
CA Department of Water Resources, Attn: Kevin Faulkenberry  
CA Department of Resources Recycling & Recovery, Permitting & Assistance  
Branch, Attn: Patrick Snider, Sr. Environmental Scientist  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter,  
THPO/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources

Department  
Sanger Unified School District, Attn: Richard Sepulveda; Matthew Navo,  
Superintendent  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
Consolidated Irrigation District, Attn: Phil Desatoff, General Manager  
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief

FROM: Chrissy Monfette, Planner  
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7492 and Unclassified Conditional Use Permit  
Application No. 3619

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow the construction and operation of an anaerobic digester to process pomegranate waste and pomegranate juice wastewater from the onsite extraction facility which will produce bio-methane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plan and used for irrigation of the alfalfa plants surrounding the facility.

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 October 23, 2018. 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.**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Chrissy Monfette, 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) 600-4245 or email cmonfette@co.fresno.ca.us.

CMM:  
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*Activity Code (Internal Review): 2384*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: JUL 03 2010

DEPARTMENT OF PUBLIC WORKS AND PLANNING

CUP 3019 157492 (Application No.)

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

To construct and operate an anaerobic digester and necessary components to process pomegranate waste and pomegranate juice wastewater from the onsite extraction facility. See site plan for complete details of proposed improvements.

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: South side of American Avenue between Del Rey Avenue and Indianola Avenue Street address: 5286 S. Del Rey Avenue, Del Rey, CA 93616

APN: 350-230-01S Parcel size: 42.02 Acres Section(s)-Twp/Rg: S 4 - T 15 S/R 22 E

ADDITIONAL APN(s): See attached

I, Elizabeth Stephenson (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.

Table with 5 columns: Name/Title, Address, City, Zip, Phone. Rows include Elizabeth Stephenson, Kyle Parreira, and Applicant information.

CONTACT EMAIL: kylep@4-creeks.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3019 Fee: \$ 9,123.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Stud No.: 7492 Fee: \$ 5,151.00
Ag Department Review: Fee: \$
Health Department Review: Pre-app: -247.00 Fee: \$ 992.00
Received By: Danielle Orden Invoice No.: 110074 TOTAL: \$ 15,019.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No [ ] Agency: Del Rey Community Service District
SEWER: Yes [X] / No [ ] Agency: Del Rey Community Service District

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s):
Zone District:
Parcel Size:

Sect-Twp/Rg: - T S / R E
APN # - - -
APN # - - -
APN # - - -
APN # - - -



Development Services  
and  
Capital Projects Division

MAIL TO:  
Kyle Parreira  
324 S. Santa Fe St.  
Suite A.  
Visalia, CA 93292  
Kyle.parreira@4-creeks.com

**Pre-Application Review**  
Department of Public Works and Planning

NUMBER: 39452  
APPLICANT: Kyle Parreira  
PHONE: (559) 802-3052

PROPERTY LOCATION: 5286 S. Del Rey Ave  
APN: 350 - 230 - 01S ALCC: No X Yes #      VIOLATION NO. N/A  
CNEL: No X Yes      (level) LOW WATER: No X Yes      WITHIN 1/4 MILE OF CITY: No X Yes       
ZONE DISTRICT: M-3; SRA: No X Yes      HOMESITE DECLARATION REQ'D.: No X Yes       
LOT STATUS:

Zoning:  Conforms;  Legal Non-Conforming lot;  Deed Review Req'd (see Form #236)  
Merger: May be subject to merger: No X Yes      ZM#      Initiated      In process       
Map Act:  Lot of Rec. Map;  On '72 rolls;  Other Permit History;  Deeds Req'd (see Form #236)

SCHOOL FEES: No X Yes      DISTRICT:      PERMIT JACKET: No      Yes X  
FMFCD FEE AREA:  Outside  District No.:      FLOOD PRONE: No      Yes X Area of Minimal Flood Hazard

PROPOSAL UNCLASSIFIED CONDITIONAL USE PERMIT TO ALLOW AN ANAEROBIC DIGESTER TO PROCESS POMEGRANATE WASTE ON AN EXISTING POM WONDERFUL (FACILITY). WASTE WILL BE CONVERTED TO ENERGY AND SOLD BACK TO THE GRID.

COMMENTS: IF APPROVED SPR, PLANS, PERMITS AND INSPECTIONS REQUIRED.  
ORD. SECTION(S): 845.6; 853 - B.14 BY: OSBER RAMIREZ DATE: 5/6/18

<b>GENERAL PLAN POLICIES:</b>	<b>PROCEDURES AND FEES:</b>
LAND USE DESIGNATION: <u>General Industrial</u> <input type="checkbox"/> JCPA: <u>    </u> <input type="checkbox"/> MINOR VA: <u>    </u>	COMMUNITY PLAN: <u>Del Rey</u> <input type="checkbox"/> JAA: <u>    </u> <input checked="" type="checkbox"/> HD: <u>992.00</u>
REGIONAL PLAN: <u>    </u> <input checked="" type="checkbox"/> JUP: <u>9,123.00</u> <input type="checkbox"/> JAG COMM: <u>    </u>	SPECIFIC PLAN: <u>    </u> <input type="checkbox"/> JRA: <u>    </u> <input type="checkbox"/> JALCC: <u>    </u>
SPECIAL POLICIES: <u>    </u> <input type="checkbox"/> JVA: <u>    </u> <input checked="" type="checkbox"/> JIS/PER*: <u>2,161.00</u>	SPHERE OF INFLUENCE: <u>    </u> <input type="checkbox"/> JAT: <u>    </u> <input type="checkbox"/> Viol. (35%): <u>    </u>
ANNEX REFERRAL (LU-G17/MOU): <u>    </u> <input type="checkbox"/> JTT: <u>    </u> <input type="checkbox"/> Other: <u>    </u>	

COMMENTS: \*GPA 504 authorized the Del Rey Community plan to designate this parcel General Industrial  
Filing Fee: \$ 15,266  
Pre-Application Fee: - \$247.00  
Total County Filing Fee: 15,019.00

**FILING REQUIREMENTS:**

**OTHER FILING FEES:**

- 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       
Referral Letter #
- 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+\$2,280.75)  
(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: Chrissy Morlette DATE: 5/10/2018  
PHONE NUMBER: (559) 600-4245

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

<input type="checkbox"/> COVENANT	<input checked="" type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> MAP CERTIFICATE	<input checked="" type="checkbox"/> BUILDING PLANS
<input type="checkbox"/> PARCEL MAP	<input checked="" type="checkbox"/> BUILDING PERMITS
<input type="checkbox"/> FINAL MAP	<input type="checkbox"/> WASTE FACILITIES PERMIT
<input type="checkbox"/> FMFCD FEES	<input type="checkbox"/> SCHOOL FEES
<input type="checkbox"/> ALUC or ALCC	<input type="checkbox"/> OTHER (see reverse side)



POM WONDERFUL  
 5286 S. DEL REY AVENUE  
 DEL REY, CA 93616

**OPERATIONAL STATEMENT:**

**1. Nature of operation—what do you propose to do? Describe in detail.**

POM Wonderful (Facility) is an existing fruit processing facility located in Del Rey, California. The proposed project (Project) includes the construction and operation of an anaerobic digester to process pomegranate waste and pomegranate juice wastewater from the onsite extraction facility to produce biomethane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plant (Treatment Plant) and used for irrigation of the alfalfa plants surrounding the Facility. Please see the site plan for details of the physical improvements.

The Facility is located at 5286 South Del Rey Avenue in Del Rey (Section 4, T15S, R22E, MDB&M). In the following is a list of Assessor's Parcel Numbers (APNs) associated with the Facility, the acreage of each parcel as provided by most recent Fresno County Parcel Maps, and a description of the use of each parcel:

APN	Gross Acreage	Use Associated with Facility Operations
350-031-11	10.30	Land Application Area
350-031-13	146.59	Land Application Area
350-031-63S	160.85	Land Application Area
350-061-64	19.12	Land Application Area
350-061-66	55.97	Land Application Area
350-230-01S	42.02	Industrial Facility Operations
350-230-07ST	2.20	Industrial Facility Operations
350-230-08	20.18	Industrial Facility Operations
350-230-09S	4.82	Industrial Facility Operations
350-230-10	0.10	Industrial Facility Operations
350-230-11T	1.20	Industrial Facility Operations
350-230-12T	1.10	Industrial Facility Operations
350-230-13	0.95	Industrial Facility Operations
350-230-14S	7.19	Industrial Facility Operations

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350-230-15S	2.11	Industrial Facility Operations
350-230-17	19.67	Land Application Area
350-230-19S	19.00	Land Application Area
350-230-21S	1.65	Industrial Facility Operations

The existing “waste water disposal facility” (Land Application Area) was permitted through the County of Fresno Classified CUP No. 2220. Although volumes of the treatment plant were not specified in the CUP Resolution, the existing Mitigated Negative Declaration adopted by the Regional Water Quality Control Board (Regional Water), dated 13 September 2012, allows for a maximum daily discharge of 1.2 MGD from the Facility to the treatment plant. The amount of wastewater generated by the Facility will remain unchanged. The processing of the waste will change, but there is no proposed increase in water used / generated as part of this Project.

Original  
Project  
Routing

**2. Operational time limits**

The Facility will operate throughout the year. The Facility operates up to 24 hours per day, 7 days per week, depending on the time of year (harvest season being the busiest time) and market demand. The Project will not affect the operational time limits of the Facility.

**3. Number of customers or visitors:**

Approximately 25 customers and/or visitors enter the Facility per day. The Project will not affect the number of daily customers and/or visitors.

**4. Number of employees:**

The current total number of employees is approximately 322 people. The Project may require an additional 2 or 3 full time employees to manage and service the digester operations, with an additional 1 or 2 seasonal employees.

**5. Service and delivery vehicles:**

Approximately 481 trucks currently enter and exit the Facility per day as part of existing operations. The proposed Project will significantly reduce the number of trucks entering and exiting the Facility, as there will no longer be a need for the 60 trucks per day that currently remove pomace from the Facility. The proposed Project will require a minor amount of additional trucks to enter and exit the Facility for maintenance of the proposed anaerobic digester. This addition includes approximately 3 trucks per day during peak seasons, and 2 trucks per day during off-peak seasons. These additional trucks are assumed to have hauling loads of 45,000 lbs. In summary, the proposed number of service and delivery trucks to enter and exit the site totals to 424 trucks per day after completion of the proposed Project, a decrease of 57 trucks per day from current operations.

**6. Access to the site:**

The primary access to the Facility is a paved path located along the east side of Del Rey Avenue between American Avenue and Jefferson Avenue. There are also paved access

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points along the northern edge of the Facility (American Avenue) and from the southern edge of the Facility (Jefferson Avenue).

**7. Number of parking spaces for employees, customers, and service/delivery vehicles.**

Majority of parking occurs near the primary access point of the Facility. Currently, there are approximately 600 striped parking stalls, including 12 parking stalls striped for ADA Accessibility onsite. The Project will not require additional parking stalls onsite.

**8. Are there any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?**

Currently, juice and other consumer products are processed onsite. The pomegranates are packaged onsite, along with juice and arils. Pomegranates and arils are shipped directly to customers from this site, along with a portion of the juice produced onsite. The remaining juice is shipped to one of four third-party warehouses for shipping to or pickup by customers. With the addition of the proposed digester project, natural gas will be produced onsite and injected into the nearby local utility pipeline for offsite use.

**9. What equipment is used?**

Currently, onsite mobile equipment vehicles, such as fork trucks and yard goat trucks, are used to transport product within the Facility. The Project will include the addition of new pomegranate waste ensilage bunkers, bunker feeders, an anaerobic digester, a recuperative thickening system, dewatering, biogas treatment, biogas upgrading, CO<sub>2</sub> recovery (optional), and a point of receipt for the interconnection to the local utility pipeline.

**10. What supplies or materials are used and how are they stored?**

The Facility utilizes small amounts of hazardous materials for equipment cleaning and pH adjustment of wastewater. The Facility has a Hazardous Materials Business Plan (HMBP) on-file with the Certified Unified Program Agency (County of Fresno) that identifies the hazardous materials used at the Facility and their proper storage, handling, and emergency response. The Project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Project does not have any other characteristics that could create hazards to the public or the environment. These supplies and materials are stored in accordance with the manufacturer's recommendations. The storage and use of the hazardous materials at the plant would not result in a safety hazard for people residing or working in the project area. No modification to the hazardous supplies or materials is proposed as part of this Project. The most recent HMBP has been attached to this Operational Statement for reference.

**11. Does the use cause an unsightly appearance?**

No unsightly appearances will result from the Project. The type of construction and operations of the Project will be consistent with that of the existing Facility (industrial).

**12. List any solid or liquid wastes to be produced.**

Solid pomegranate waste is produced onsite, as well as wastewater from the pomegranate processing. The facility currently produces approximately 90,000 tons per year (TPY) of pomegranate waste from facility operations. This volume is estimated to increase to

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125,000 TPY in the future. All waste produced onsite will be processed by the anaerobic digester, the onsite wastewater treatment plant, or both as described in Item #1.

**13. Estimated volume of water to be used (gallons per day).**

The estimated volume of potable or recycled water to be used at the Facility is approximately 25,000 gallons per day. At maximum, during the 3-month juicing season, the digester would also process the approximate 145,000 gallons per day of wastewater from the extraction facility.

**14. Describe any proposed advertising including size, appearance, and placement.**

No advertising or signage of offsite products are proposed in this Project. A sign may be placed on the side of the anaerobic digester facilities, listing the name of the company "The Wonderful Company" but this sign would only be to advertise the onsite pomegranate processing facility. A sign may also be placed on the side of the anaerobic digester facilities, listing the name of the digester developer, "Anaergia," which also would only be advertising the company maintaining the onsite anaerobic digester operations.

**15. Will existing buildings be used or will new buildings be constructed?**

All existing buildings of the Facility will remain operational, and new structures will be constructed as described in Item #1.

**16. Explain which buildings or what portion of buildings will be used in the operation.**

Please see site plan and exhibits for building location specifics. While many of the proposed improvements include equipment installations, the following is a list of proposed structural components and equipment which may require foundations, at minimum:

- Buffer Tank
- Filtrate Tank
- Fermenter & Post-Fermenter Tank
- Omnivore Skid
- Buffer Tank Pumps
- H<sub>2</sub>S Blower & H<sub>2</sub>S Scrubber
- Boiler Skid
- Biogas Upgrading Feed Compressors
- Biogas Upgrading Membrane Skid
- Condensate Pit & Pump
- Emergency Flare
- O<sub>2</sub> Generator
- Filtrate Holding Tank Pump
- Filter Screw Press (FSP) Pump & Dewatering
- Control Room
- Dilution Pumps
- Centrate Buffer Pit
- Solid Sludge Thickener Polymer Package
- Sludge Screw Dewaterer Polymer Package
- Anti-Foaming System & Pumps
- In-Line Grinder
- Feeder Pump to Digester

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[www.4-creeks.com](http://www.4-creeks.com)



- Feeder Package
- Filter Screw Press
- Biogas Upgrading Chiller
- Biogas Upgrading Carbon Guard Vessels & Lead-Lag Skid
- Biogas Upgrading Product Compressor
- Five (5) premanufactured canopies, each to protect equipment, as listed with proposed canopy sizing:
  - Boiler Skid – 12' x 18' x 12' tall
  - O<sub>2</sub> Generator – 16' x 14' x 12' tall
  - Centrate Buffer – 44' x 44' x 12' tall
  - Control Room – 24' x 32' x 12' tall
  - Omnivore Skid – 22' x 24' x 12' tall

**17. Will any outdoor lighting or an outdoor sound amplification system be used?**

All existing outdoor lighting will continue to be utilized. The proposed project may include the addition of lighting under the proposed open buildings, but all lighting will be domed or covered to avoid disturbance, and no outdoor sound amplification systems are proposed.

**18. Landscaping or fencing proposed?**

No landscaping or fencing is proposed in this Project. The existing fence, which establishes a boundary around the perimeter of the Facility, will remain in place.

**19. Any other information that will provide a clear understanding of the project or operation.**

The purpose of the Project is to generate natural gas as a renewable energy source, while reducing the emissions of the current Facility operations. The Project will only pose a minor impact to existing operations of the Facility once constructed and operational.

**20. Identify all Owners, Officers and/or Board Members for each application submitted.**

Elizabeth Stephenson, President – POM Wonderful

Brian Okland, Sr. Director of Beverage Operations – POM Wonderful

Ilija Florentin, Director, Strategy Group – The Wonderful Company

Michael O'Banion, Senior Engineering Manager – The Wonderful Company

Melissa Poole, Director, Government Affairs / Senior Counsel – The Wonderful Company

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Form Name	#	Form Contents		Site Address						
Business Activities	1	Business Name POM WONDERFUL		5286 S DEL REY AVE						
Business Owner Operator	1	Business Operator	Primary Emergency Contact	Primary Emergency Contact Business Phone	Primary Emergency Contact 24-Hour Phone	Secondary Emergency Contact Name	Secondary Emergency Contact Business Phone	Secondary Emergency Contact 24-Hour Phone	Environmental Contact Name	Environmental Contact Phone
		POM WONDERFUL LLC	Ken Holland	5599949449	5599949449	Elias Reyes	5593515769	5593515769	Melissa Robertson	5593604281
Chemical Description	51	Chemical Name		Common Name	Chemical location	Largest Container	Maximum Daily Amount			
		1,2-PROPANEDIOL		Kochkleen Enzyme 10	Chemical Room- Juice	55.0	110.0			
		Alkali Wax Emulsion		Endura Fresh 6100	Fresh Scholar Plant 1 & 2	250.0	750.0			
		Alkali/Surfactant Solution		Fruit Cleaner 395	North of Plant 1	55.0	55.0			
		ALKALINE CLEANER		JETT FOAM	Chemical Room- Juice	50.0	200.0			
		ALPET		AMMONIUM CHLORIDE	Chemical Room- Juice	55.0	275.0			
		AMMONIUM HYDROXIDE		AMMONIUM HYDROXIDE	Chemical Room- Juice	55.0	110.0			
		ANHYDROUS AMMONIA		ANHYDROUS AMMONIA	Under Condenser Tower	16000.0	50000.0			
		Bleach Sodium Hypochlorite		San-I-King 451	Chemical Room- Juice	300.0	600.0			
		BROMOCHLORO-5,5-DIMETHYLHYDANTOIN		K Brom T	Chemical Room- Juice	5.0	90.0			
		C11 Alcohol ethoxylate		Kochkleen UC II PF	Chemical Room- Juice	55.0	110.0			
		CITRIC ACID		Citric Acid 50%	Chemical Room- Juice	55.0	110.0			
		CITRIC ACID BASED PRODUCT		DEPRESS 330	Juice Chemical Room	55.0	220.0			
		CLARIFIER		Multi Quat 455	Chemical Room- Juice	55.0	220.0			
		DIESEL #2		Diesel Fuel	Outside Main Office	210.0	210.0			
		DIESEL #2		Diesel Fuel	Near Front Gates	175.0	175.0			
		Diethylaminoethanol		Triton 5380	Juice & Fresh Cooling Towers	50.5	110.0			
		Ether Acetate		Grease-X 367	Chemical Room- Juice	55.0	275.0			
		Fatty alcohol alkoxyate, polymer		Glide Right 660	Chemical Room- Juice	55.0	220.0			
		Fludioxonil		Scholar	Fresh Operations	3000.0	19000.0			
		Fuel		Diesel Fuel	Fuel storage area	5000.0	5000.0			
		Helium, Argon, Carbon Dioxide Mixture		Mixed Welding Gasses	Juice & Fresh Maintenance Shop	391.0	800.0			
		Hydrocarbon		JAX Silicone Fluid 350	Extraction	300.0	300.0			
		HYDROGEN PEROXIDE		BIOSIDE HS	Chemical Room- Juice	300.0	1200.0			
		KAOLIN		Adept	Chemical Room- Juice	55.0	220.0			
		Liquid Propane		Liquid Propane	North Of Ranch Pack	1100.0	1100.0			
		Nitric Acid		ULTRA LFA 176	Chemical Room- Juice	300.0	500.0			
		Nitrogen, Refrigerated Liquid		Liquid Nitrogen	South of drum room & East of CA 6	6000.0	6000.0			
		Nonylphenol, ethoxylated		Kochkleen UC III	Chemical Room- Juice	55.0	110.0			
		OXYGEN		OXYGEN	Maintenance Shop Juice	100.0	300.0			
		PERACETIC ACID		PERASAN A	Chemical Room- Juice	300.0	1775.0			
		PERACETIC ACID		PERASAN	Arils room	300.0	600.0			
		PEROXYACETIC ACID		VigorOX	Chemical Room- Juice	300.0	900.0			
		PHOSPHORIC ACID		AF 188	Chemical Room- Juice	55.0	440.0			
		PHOSPHORIC ACID		Chlor-Aid 20	Chemical Room- Juice	55.0	110.0			
		Polymaleic Acid		CWT 504	Chemical Room- Juice	55.0	110.0			
		POTASSIUM HYDROXIDE		Raven 283	Chemical Room- Juice	4000.0	4110.0			
		POTASSIUM HYDROXIDE		Super Foam Chlor 900	Chemical Room- Juice	300.0	900.0			

POTASSIUM HYDROXIDE	Potassium Hydroxide	Adjacent to Jefferson Security Gate	5000.0	5000.0
POTASSIUM HYDROXIDE	CWT 509	Chemical Room- Juice	55.0	110.0
POTASSIUM HYDROXIDE MIXTURE	FOAM CHLOR 60	Chemical room - Juice	300.0	300.0
Propylene Glycol	Propylene Glycol-USP	Compressor Room	55.0	800.0
sodium carbonate	Suber B Kleen	Chemical Room- Juice	55.0	110.0
Sodium Hydroxide	Triton 7910	Juice & Fresh Cooling Towers	50.5	110.0
Sodium Hydroxide	Triton 5550	Juice Boiler Cooling Tower Pad	50.5	110.0
SODIUM HYDROXIDE	Kochkleen 230	Chemical Room- Juice	55.0	110.0
SODIUM HYDROXIDE	BWT 731	Chemical Room- Juice	55.0	175.0
Sodium Hypochlorite Solution	Freshgard 72	Scholar Line Plant 1	50.5	110.0
Sodium Metabissulfite	Triton 5110	Juice Boiler Pad	50.5	110.0
SODIUM SULFITE	BWT 701	Chemical Room- Juice	55.0	275.0
Unleaded Gasoline	Gasoline	Near Waste Water Trailer	250.0	250.0
Waste Oil (collected for recycling)	Waste Oil	Outside Juice Shop	1500.0	1500.0

Emergency Plan 1

911 Responsibility Security/Safety

<br><strong>Personnel</strong> are trained in the following procedures:

Employee Training Plan 1

Internal alarm/notification, Evacuation/re-entry procedures & assembly point locations, Emergency incident reporting, External emergency response organization notification, Location(s) and contents of Emergency Response/Contingency Plan , Facility evacuation drills

Map Name

Map Upload

Facility Maps 2

AST Locations  
Facility Map

Image File ID# 60075  
Image File ID# 60062

Submission Date: Thu Aug 17 2017, 8:07 AM

Status: ACCEPTED

Submission Comments

Reviewer Gagandeep Mahal

Review Date 08/18/2017

Review Comments

# Original Project Routing

Figure No. 4 shows the location of each AST identified in Table No. 1 of POM's SPCC Plan.

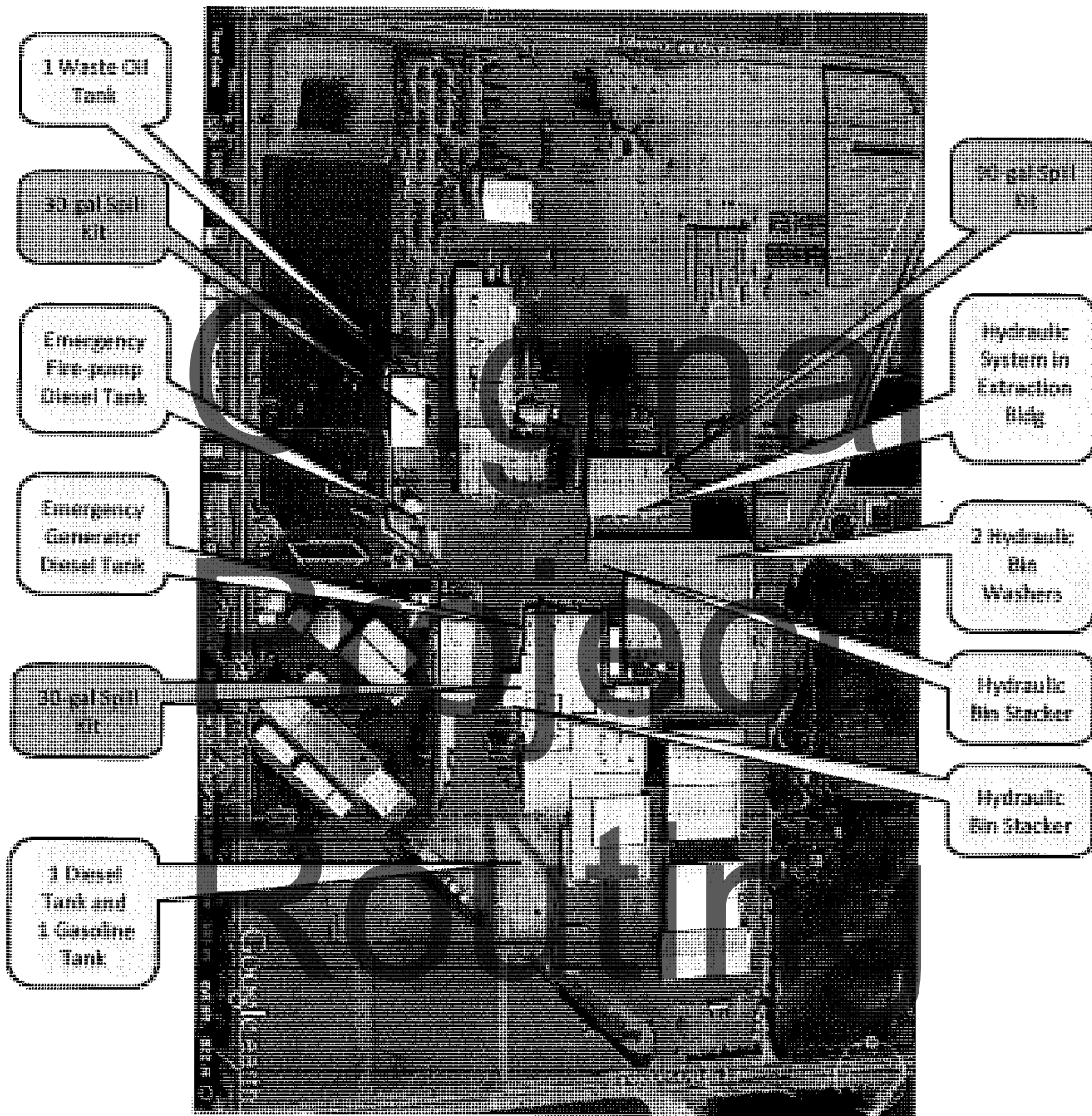


Figure 4: POM Facility Map and AST Location, based on Table No. 1



# 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>7492</u>
Project No(s)	<u>CUP 3619</u>
Application Rec'd.:	<u>11/09/2018</u>
DEPARTMENT OF PUBLIC WORKS AND PLANNING DEVELOPMENT SERVICES DIVISION	

### GENERAL INFORMATION

Original  
Project  
Routing

- Property Owner:** Elizabeth Stephenson, President - POM Wonderful LLC **Phone/Fax:** 559-888-8504  
**Mailing Address:** 11444 W. Olympic Blvd, #310 Los Angeles CA 90064  
*Street City State/Zip*
- Applicant:** Kyle Parreira, PE - 4Creeks, Inc. **Phone/Fax:** 559-802-3052  
**Mailing Address:** 324 S. Santa Fe Street, Suite A Visalia CA 93292  
*Street City State/Zip*
- Representative:** Kyle Parreira, PE - 4Creeks, Inc. **Phone/Fax:** 559-802-3052  
**Mailing Address:** 324 S. Santa Fe Street, Suite A Visalia CA 93292  
*Street City State/Zip*
- Proposed Project:** To construct and operate an anaerobic digester and necessary components to process pomegranate waste and pomegranate juice wastewater from the onsite extraction facility.
- Project Location:** South side of American Avenue approximately 0.2 miles east of Del Rey Avenue in Del Rey, CA.
- Project Address:** 5286 S. Del Rey Avenue, Del Rey, CA 93616
- Section/Township/Range:** 4 / 15S / 22E
- Parcel Size:** 42.02 Acres
- Assessor's Parcel No.** 350-230-01S



10. Land Conservation Contract No. (If applicable): N/A

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 X No

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

13. Existing Zone District<sup>1</sup>: M-3

14. Existing General Plan Land Use Designation<sup>1</sup>: Heavy Industrial

**ENVIRONMENTAL INFORMATION**

15. Present land use: Existing fruit 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:  
Receiving scale, central receiving building, arils building, packaging building, beverage tent, staff / emplo parking, extraction facility, bin and pallet storage areas, etc. Please see site plan for details.

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: McCall Ditch runs along east edge of parcel

Is property in a flood-prone area? Describe:

No  
No

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

North: Agricultural

South: Agricultural / Industrial

East: Agricultural

West: Residential / Industrial

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?  
       Yes   x   No

B. Daily traffic generation:

I. Residential - Number of Units  
Lot Size \_\_\_\_\_  
Single Family \_\_\_\_\_  
Apartments \_\_\_\_\_

II. Commercial - Number of Employees       322        
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks       424        
Total Square Footage of Building 15-Acre Improvement

III. Describe and quantify other traffic generation activities: Delivery Trucks - Current: 481; Proposed: 424.

The proposed project will require an additional 3 service trucks per day during the peak season and 2 service trucks per day during the off-peak season. The number of delivery trucks was reduced by 60 trucks per day, as there will no longer be a need for the produce to be taken off-site.

20. Describe any source(s) of noise from your project that may affect the surrounding area: None

21. Describe any source(s) of noise in the area that may affect your project: None

22. Describe the probable source(s) of air pollution from your project: Air quality will improve due to the gases captured by the anaerobic digester, rather than allowing them to release into the atmosphere. Also, there will be significantly less trucks entering and exiting the facility daily.

23. Proposed source of water:

private well

community system<sup>3</sup> --name: Del Rey Community Services District

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 25,000

25. Proposed method of liquid waste disposal:

( ) septic system/individual

( ) community system<sup>3</sup>-name

Del Rey Community Services District

26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 145,000

27. Anticipated type(s) of liquid waste: Extracted pomegranate wastewater

28. Anticipated type(s) of hazardous wastes<sup>2</sup>: None

29. Anticipated volume of hazardous wastes<sup>2</sup>: None

30. Proposed method of hazardous waste disposal<sup>2</sup>: None

31. Anticipated type(s) of solid waste: Pomegranate waste

32. Anticipated amount of solid waste (tons or cubic yards per day): 125,000 TPY (or) 342 TPD

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 125,000 TPY (or) 342 TPD

34. Proposed method of solid waste disposal: Anaerobic digestion and land application

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

7/19/18  
DATE

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For 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, 2017: \$3,078.25 for an EIR; \$2,216.25 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



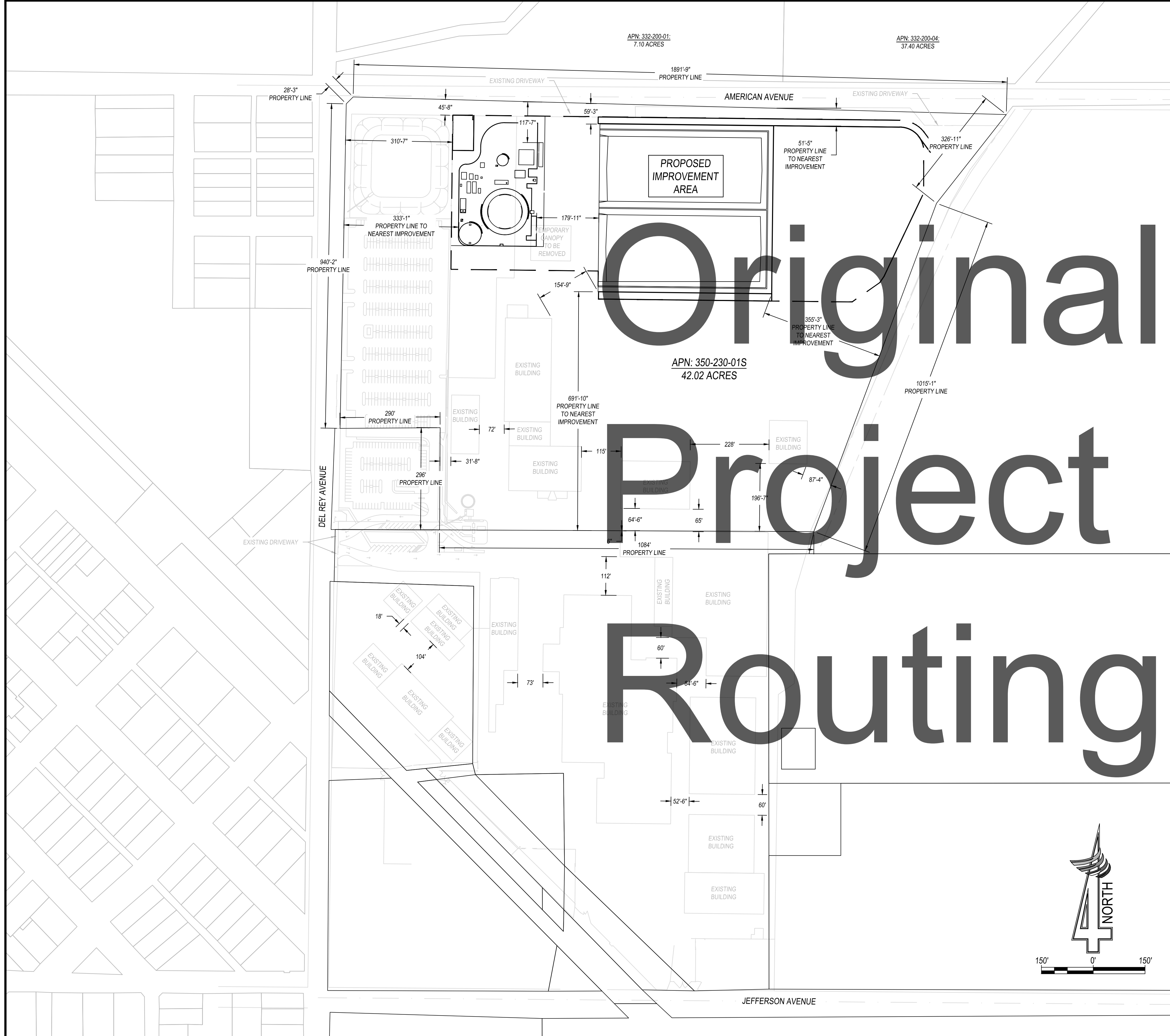
Date



Know what's below.  
Call before you dig.

# POM WONDERFUL, INC.

## CUP 3619 - PROPOSED ANAEROBIC DIGESTER



# Original Project Routing

### PROPERTY INFO

OWNER POM WONDERFUL, LLC  
ADDRESS 5286 S. DEL REY AVE.  
DEL REY, CA 93616  
COUNTY FRESNO COUNTY  
A.P.N. 350-230-01S

### OPERATOR/CONTACT

MICHAEL O'BANION  
SENIOR ENGINEERING MANAGER  
5286 S DEL REY AVE.  
DEL REY, CA 93616  
(559) 289-1789

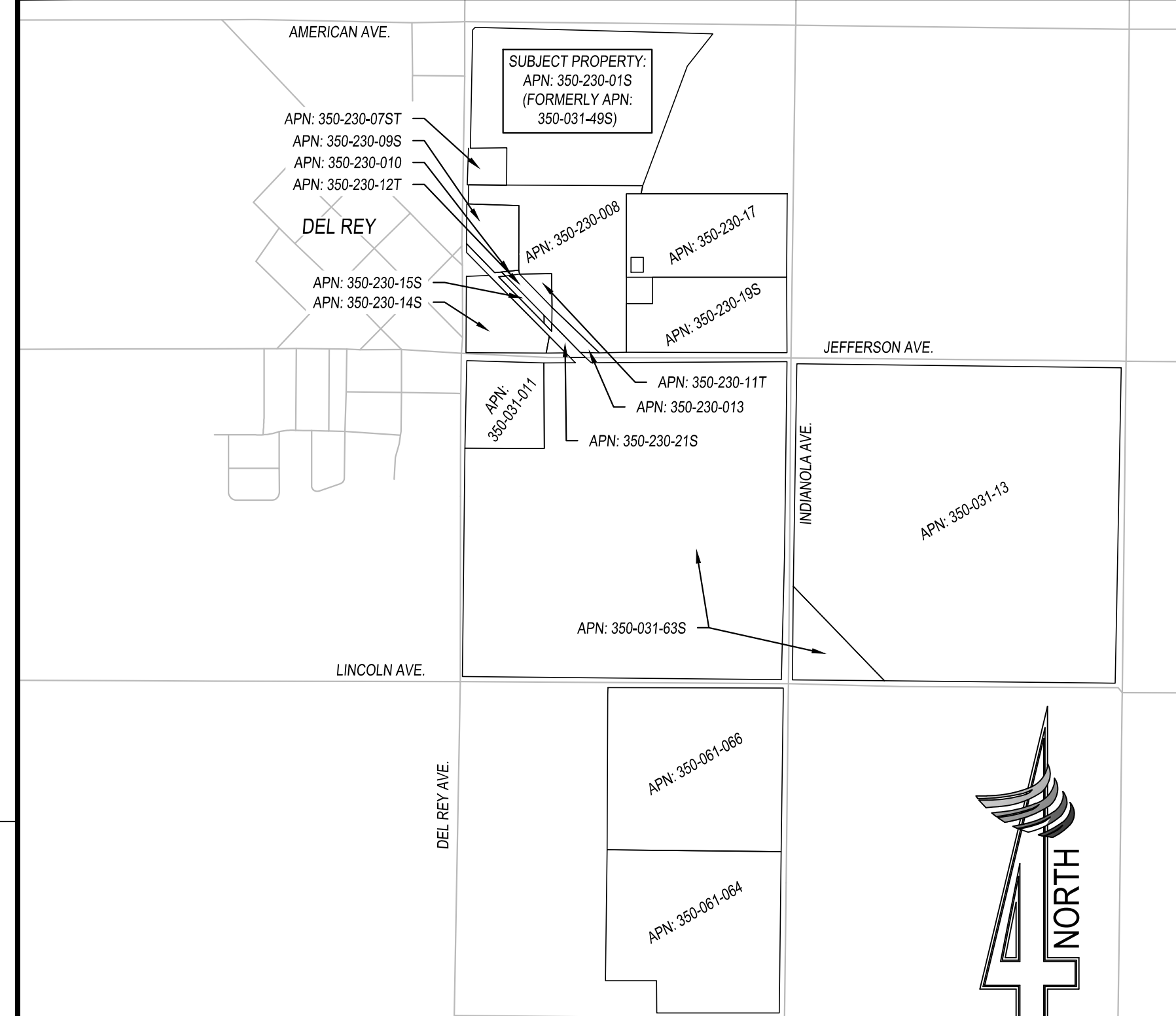
### APPLICANT

KYLE PARREIRA, PE #89070  
4CREEPS, INC.  
324 S SANTA FE ST, SUITE A  
VISALIA, CA 93292  
(559) 802-3052

### DESIGN ENGINEER

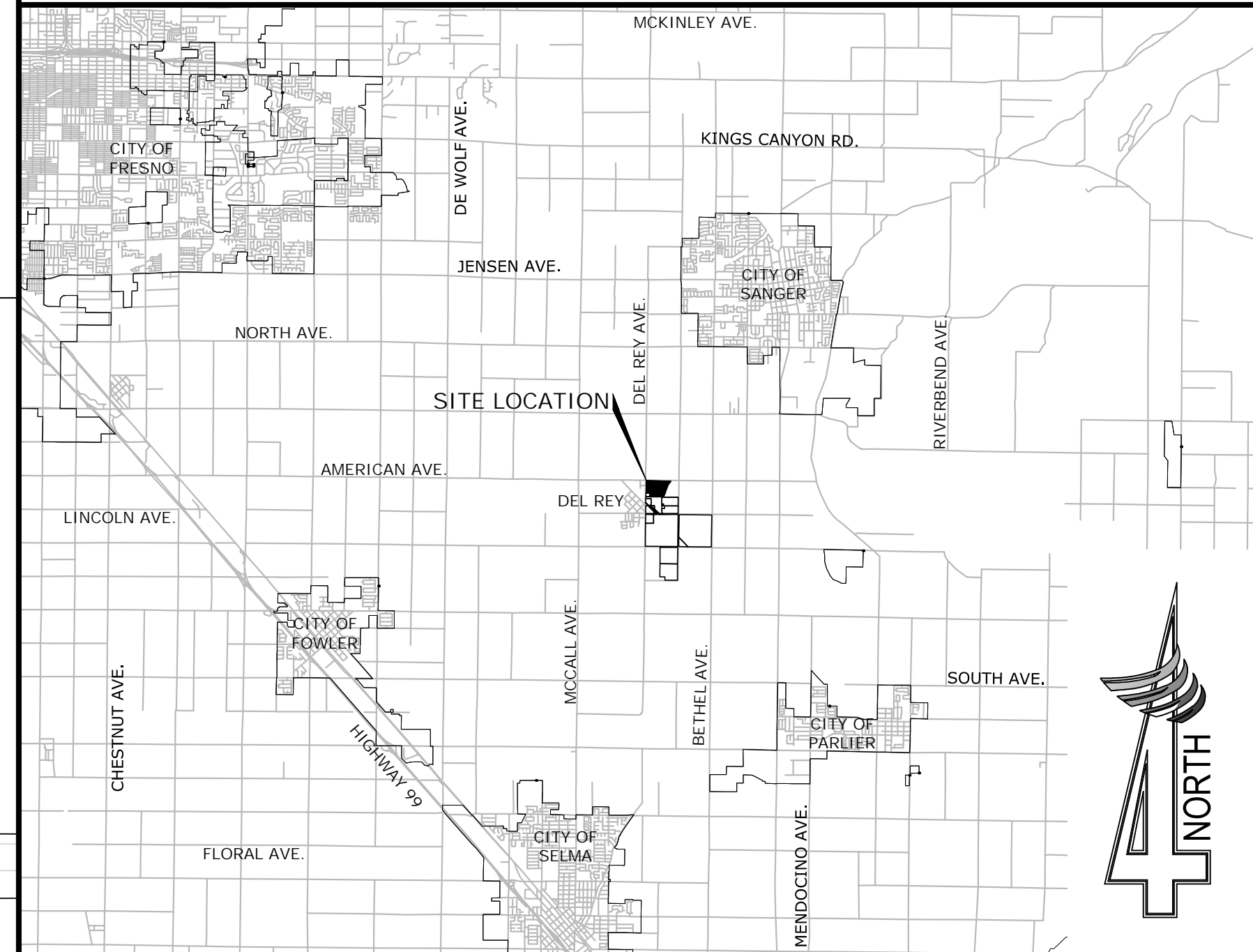
MATT RAZOR, PE #81897  
4CREEPS, INC.  
324 S SANTA FE ST, SUITE A  
VISALIA, CA 93292  
(559) 802-3052

### SITE DATA

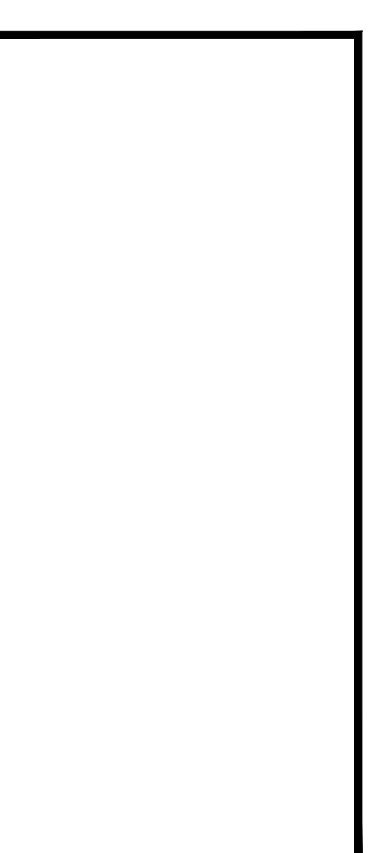
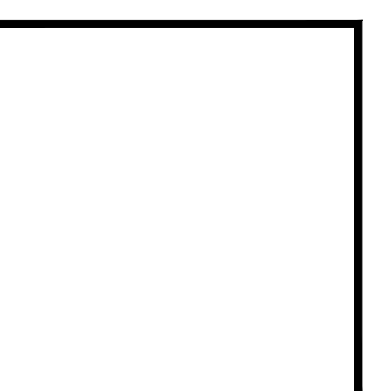
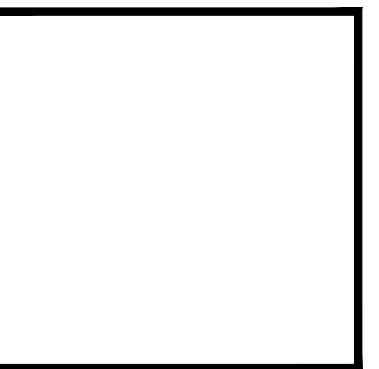


### SITE MAP

SCALE: 1" = 1,000'



REVISIONS	DATE	BY	DESCRIPTION



324 S. SANTA FE STE. A  
P.O. BOX 7583  
VISALIA, CA 93292  
TEL 559.802.3052  
FAX 559.802.3215

**4CREEPS**

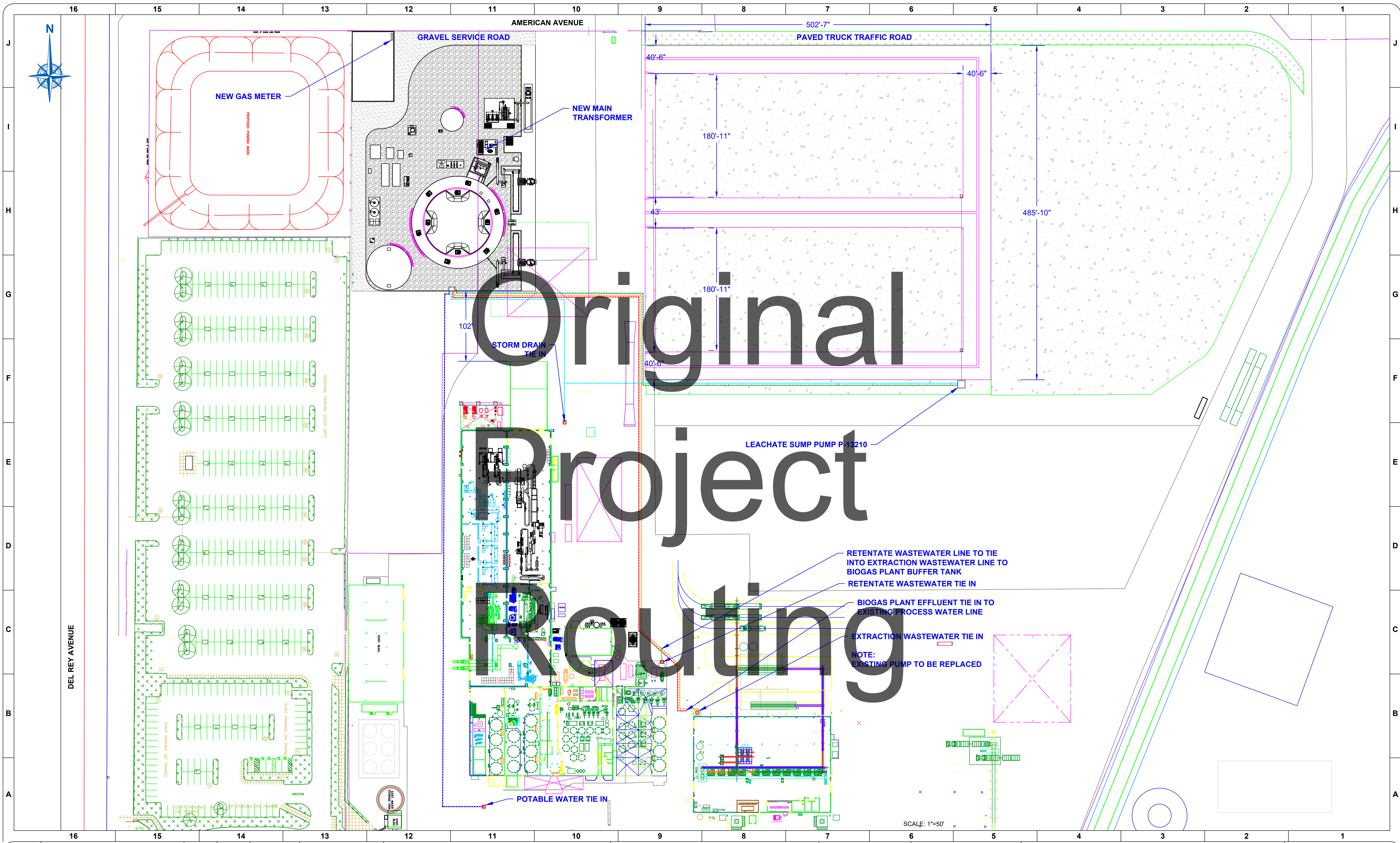
CHK BY: MDR  
DRW BY: CGM

CONSTRUCTION PLAN  
**POM WONDERFUL**  
5286 S DEL REY AVE  
DEL REY, CA 93616

**ANAEROBIC DIGESTER  
PROJECT INFORMATION**

PLOT DATE:	Oct 02, 2018
JOB NO.:	18051
FILE NAME:	18051-SP
SCALE:	AS SHOWN
SHEET NO.:	CUP-1

O:\PRJ\USA-CA-POM Wonderful\60 CAD\68 Sheets\01 General\A04 01\_REV 09 General Layout.dwg  
8/20/2018



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
03	UPDATED DESIGN	AB		05/18/2018
04	UPDATED LAYOUT DESIGN	AB		06/15/2018
05	UPDATED SYSTEM TIE-IN DESIGN	AB		06/22/2018
06	UPDATED EQUIPMENT LIST	AB	JM	07/17/2018
07	UPDATED WITH ELEVATIONS	AB	JM	08/17/2018

ATTENTION:  
0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



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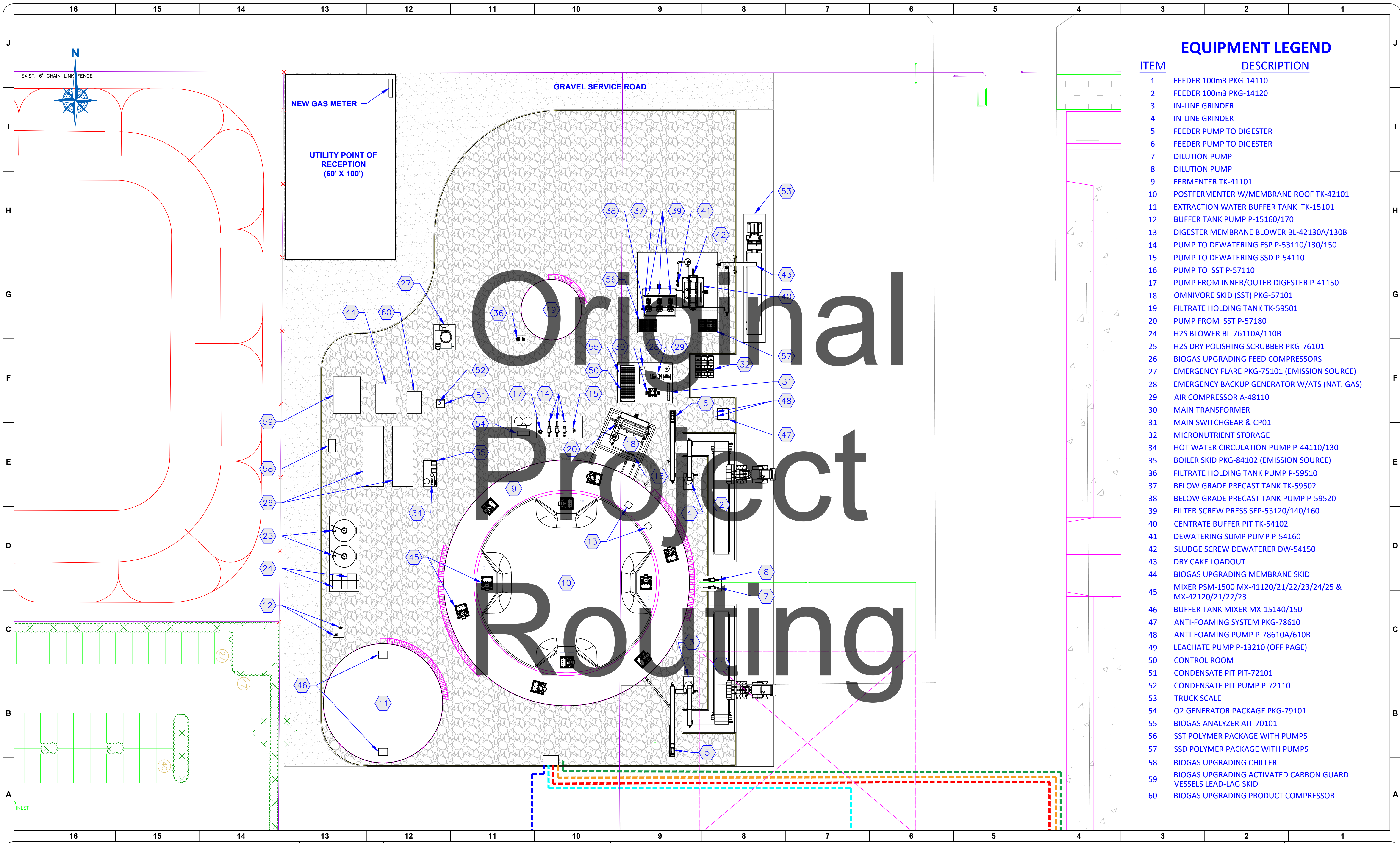
DESIGNED:	
DRAWN:	A. BELTRAN
CHECKED:	J. METTS
APPROVED:	
REFERENCE#:	
PROJECT NO.:	
SCALE:	3/4"=1'-0"

**POM WONDERFUL  
DEL REY, CA - USA  
ANAEROBIC DIGESTION FACILITY**

**GENERAL SITE LAYOUT**

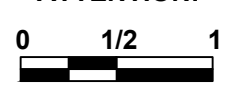
DRAWING NUMBER	<b>A04 01</b>
REV	<b>07</b>

O:\PRJ\USA-CA-POM Wonderful\60 CAD\68 Sheets\01 General\A04 01\_REV 09 General Layout.dwg 9/19/2018



EQUIPMENT LEGEND	
ITEM	DESCRIPTION
1	FEEDER 100m3 PKG-14110
2	FEEDER 100m3 PKG-14120
3	IN-LINE GRINDER
4	IN-LINE GRINDER
5	FEEDER PUMP TO DIGESTER
6	FEEDER PUMP TO DIGESTER
7	DILUTION PUMP
8	DILUTION PUMP
9	FERMENTER TK-41101
10	POSTFERMENTER W/MEMBRANE ROOF TK-42101
11	EXTRACTION WATER BUFFER TANK TK-15101
12	BUFFER TANK PUMP P-15160/170
13	DIGESTER MEMBRANE BLOWER BL-42130A/130B
14	PUMP TO DEWATERING FSP P-53110/130/150
15	PUMP TO DEWATERING SSD P-54110
16	PUMP TO SST P-57110
17	PUMP FROM INNER/OUTER DIGESTER P-41150
18	OMNIVORE SKID (SST) PKG-57101
19	FILTRATE HOLDING TANK TK-59501
20	PUMP FROM SST P-57180
24	H2S BLOWER BL-76110A/110B
25	H2S DRY POLISHING SCRUBBER PKG-76101
26	BIOGAS UPGRADING FEED COMPRESSORS
27	EMERGENCY FLARE PKG-75101 (EMISSION SOURCE)
28	EMERGENCY BACKUP GENERATOR W/ATS (NAT. GAS)
29	AIR COMPRESSOR A-48110
30	MAIN TRANSFORMER
31	MAIN SWITCHGEAR & CP01
32	MICRONUTRIENT STORAGE
34	HOT WATER CIRCULATION PUMP P-44110/130
35	BOILER SKID PKG-84102 (EMISSION SOURCE)
36	FILTRATE HOLDING TANK PUMP P-59510
37	BELOW GRADE PRECAST TANK TK-59502
38	BELOW GRADE PRECAST TANK PUMP P-59520
39	FILTER SCREW PRESS SEP-53120/140/160
40	CENTRATE BUFFER PIT TK-54102
41	DEWATERING SUMP PUMP P-54160
42	SLUDGE SCREW DEWATERER DW-54150
43	DRY CAKE LOADOUT
44	BIOGAS UPGRADING MEMBRANE SKID
45	MIXER PSM-1500 MX-41120/21/22/23/24/25 & MX-42120/21/22/23
46	BUFFER TANK MIXER MX-15140/150
47	ANTI-FOAMING SYSTEM PKG-78610
48	ANTI-FOAMING PUMP P-78610A/610B
49	LEACHATE PUMP P-13210 (OFF PAGE)
50	CONTROL ROOM
51	CONDENSATE PIT PIT-72101
52	CONDENSATE PIT PUMP P-72110
53	TRUCK SCALE
54	O2 GENERATOR PACKAGE PKG-79101
55	BIOGAS ANALYZER AIT-70101
56	SST POLYMER PACKAGE WITH PUMPS
57	SSD POLYMER PACKAGE WITH PUMPS
58	BIOGAS UPGRADING CHILLER
59	BIOGAS UPGRADING ACTIVATED CARBON GUARD VESSELS LEAD-LAG SKID
60	BIOGAS UPGRADING PRODUCT COMPRESSOR

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
03	UPDATED DESIGN	AB		05/18/2018
04	UPDATED LAYOUT DESIGN	AB		06/15/2018
05	UPDATED SYSTEM TIE-IN DESIGN	AB		06/22/2018
06	UPDATED EQUIPMENT LIST	AB	JM	07/17/2018
07	UPDATED WITH ELEVATIONS	AB	JM	08/17/2018

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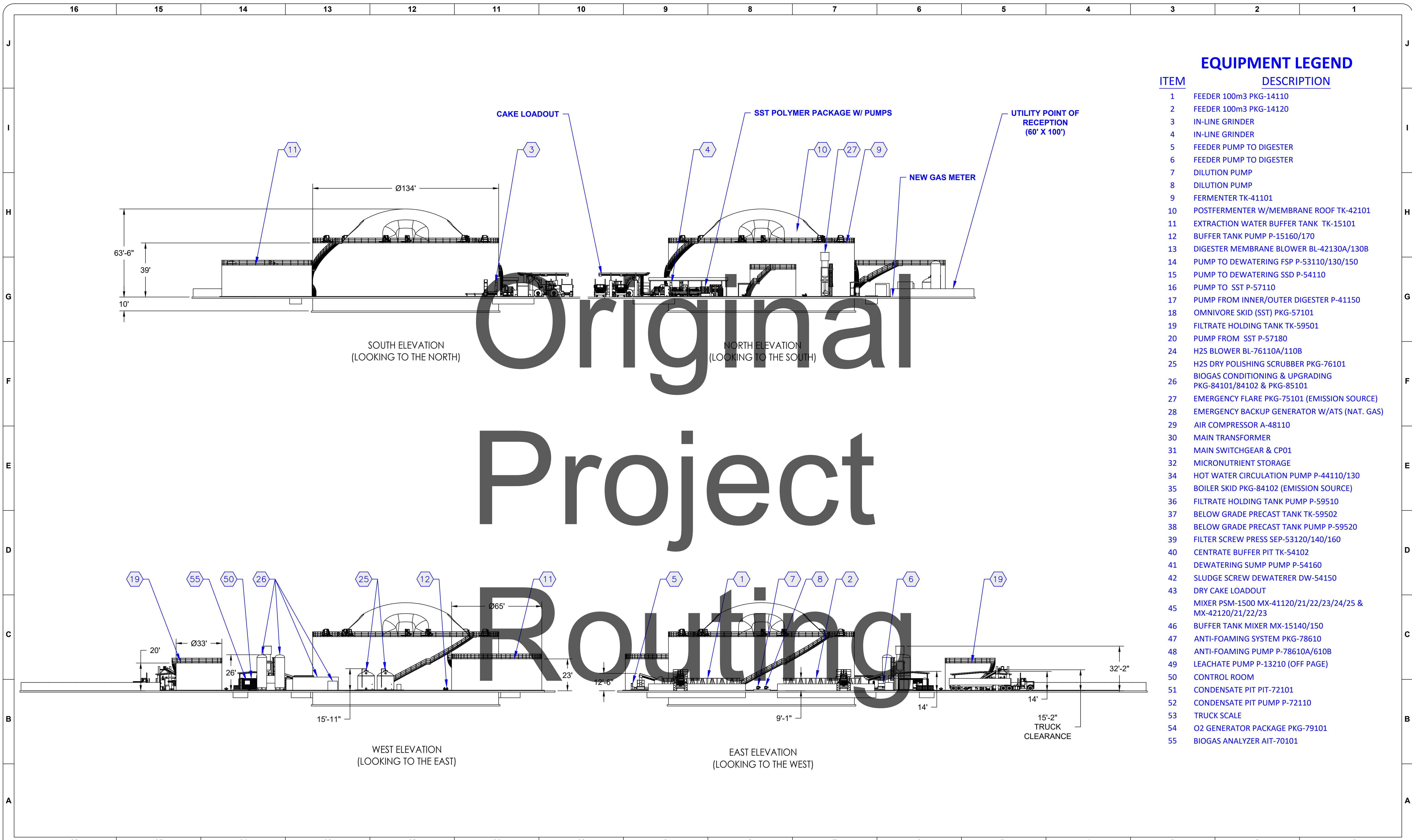
DESIGNED:
DRAWN: A. BELTRAN
CHECKED: J. METTS
APPROVED:
REFERENCE#:
PROJECT NO.:
SCALE: 1/2"=1'-0"

**POM WONDERFUL  
 DEL REY, CA - USA  
 ANAEROBIC DIGESTION FACILITY**

**GENERAL EQUIPMENT LAYOUT**

DRAWING NUMBER	<b>A04 01</b>
REV	<b>07</b>

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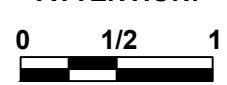


### EQUIPMENT LEGEND

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25	H2S DRY POLISHING SCRUBBER PKG-76101
26	BIOGAS CONDITIONING & UPGRADING PKG-84101/84102 & PKG-85101
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Original Project Routing

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
03	UPDATED DESIGN	AB		05/18/2018
04	UPDATED LAYOUT DESIGN	AB		06/15/2018
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06	UPDATED EQUIPMENT LIST	AB	JM	07/17/2018
07	UPDATED WITH ELEVATIONS	AB	JM	08/17/2018

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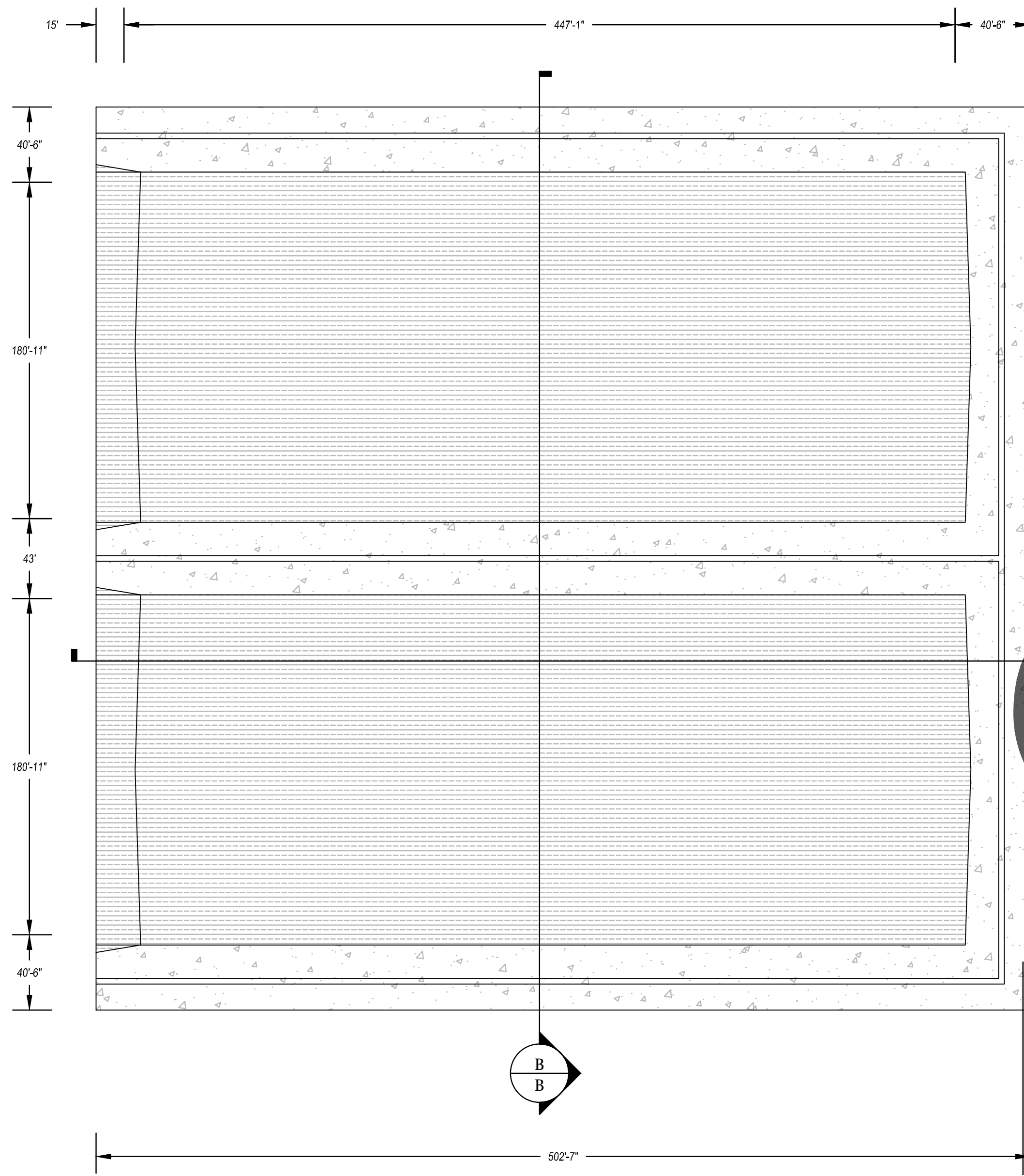
DESIGNED:
DRAWN: A. BELTRAN
CHECKED: J. METTS
APPROVED:
REFERENCE#:
PROJECT NO.:
SCALE: 3/4"=1'-0"

**POM WONDERFUL  
 DEL REY, CA - USA  
 ANAEROBIC DIGESTION FACILITY**

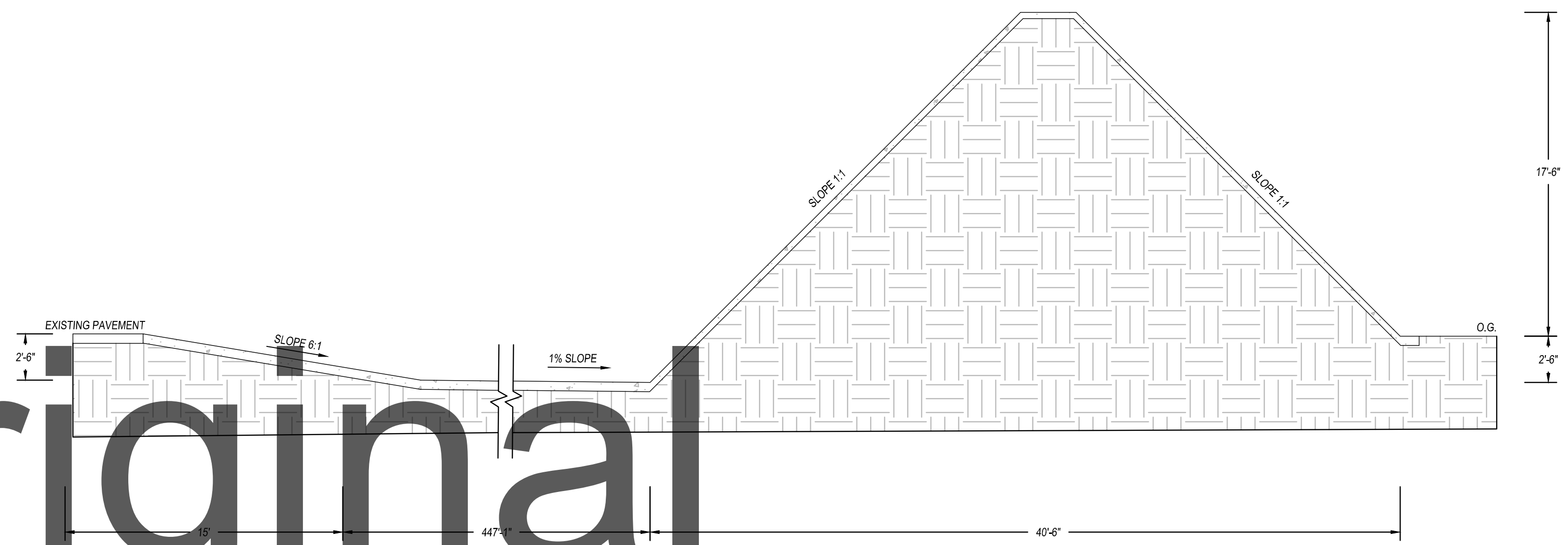
**EQUIPMENT ELEVATIONS**

DRAWING NUMBER	<b>A04 01</b>
REV	<b>07</b>





# Original Project



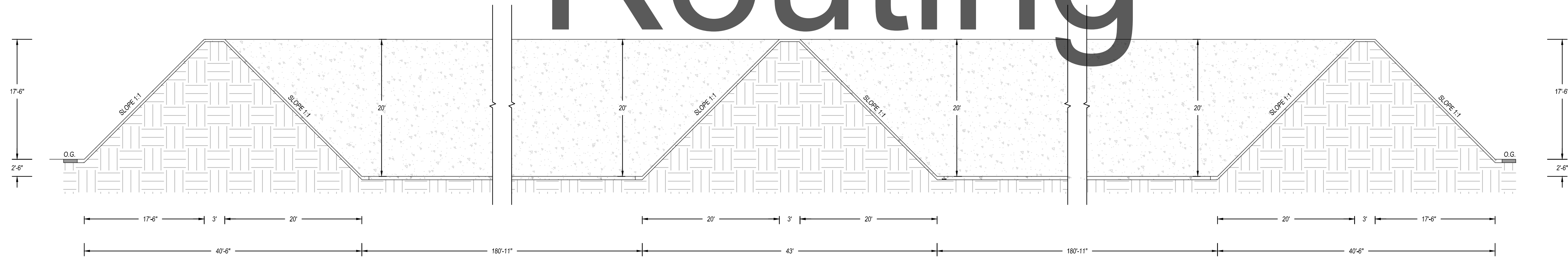
1 STORAGE BUNKER PLAN

SCALE: 1" = 50'

2 CROSS SECTION A-A

SCALE: 1" = 5'

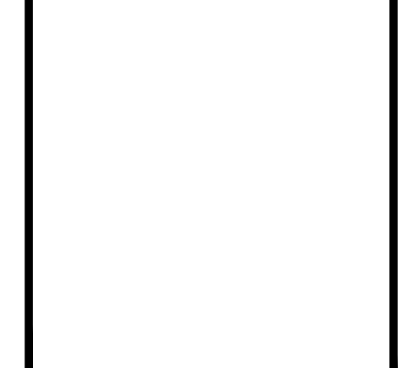
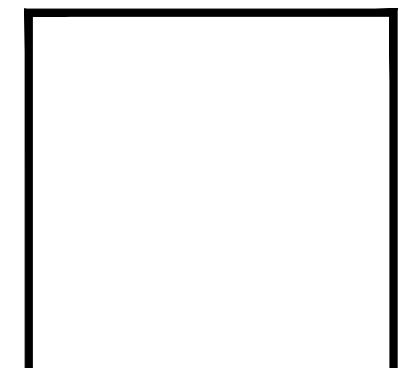
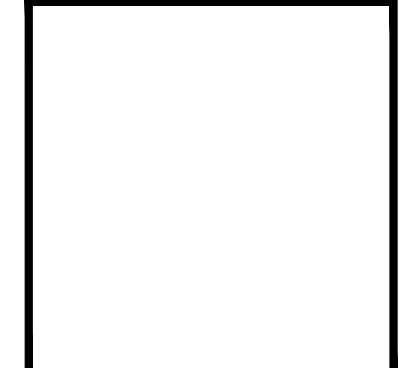
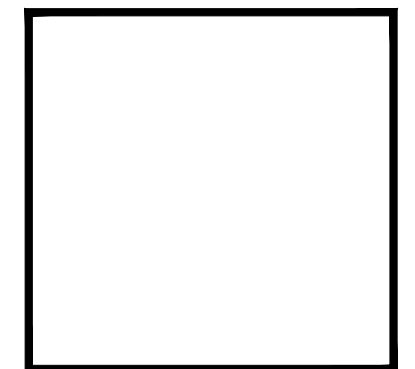
# Routing



3 CROSS SECTION B-B

SCALE: 1" = 8'

REVISIONS	DATE	BY	DESCRIPTION



324 S. SANTA FE, STE. A  
P.O. BOX 7583  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215

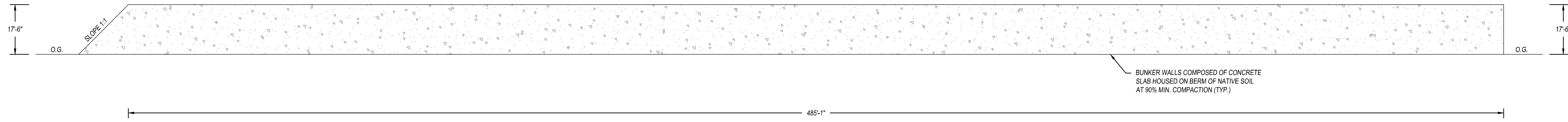
PREPARED BY: 4CREEKS  
DRAWN BY: MDR

CONSTRUCTION PLAN  
**POM WONDERFUL**  
5286 S DEL REY AVE  
DEL REY, CA 90616

**ANAEROBIC DIGESTER  
STORAGE BUNKER PLAN & SECTIONS**

PLOT DATE:	Aug 30, 2018
JOB NO.:	18051
FILE NAME:	18051-BUNK-ELEV
SCALE:	AS SHOWN

SHEET NO.: 5



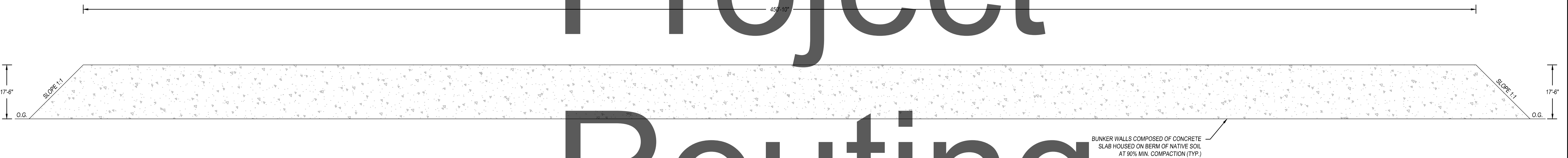
1 STORAGE BUNKER - NORTH ELEVATION

SCALE: 1" = 20'



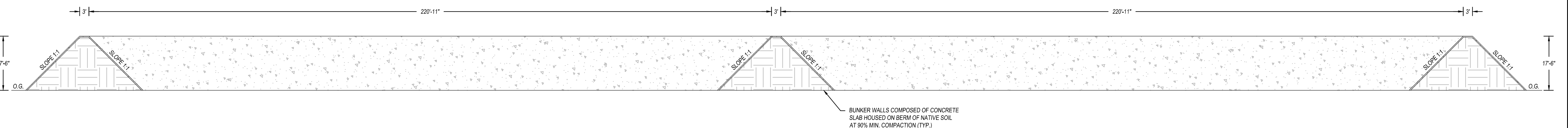
2 STORAGE BUNKER - SOUTH ELEVATION

SCALE: 1" = 20'



3 STORAGE BUNKER - EAST ELEVATION

SCALE: 1" = 16'

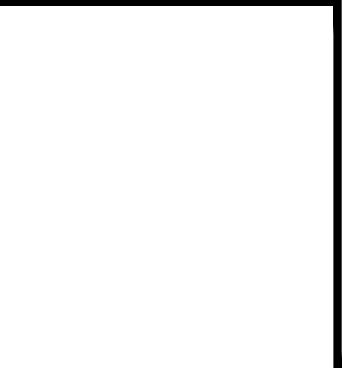
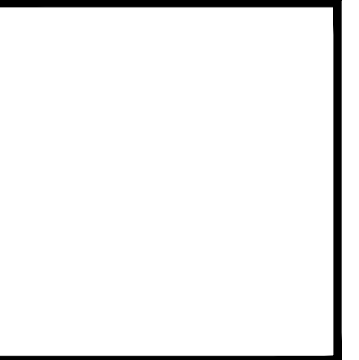


4 STORAGE BUNKER - WEST ELEVATION


SCALE: 1" = 16'

Original  
Project  
Routing

REVISIONS	DATE	BY	DESCRIPTION



324 S. SANTA FE, STE. A  
P.O. BOX 7583  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215

PREPARED BY:  4CREEKS  
DRAWN BY: CGM

CONSTRUCTION PLAN  
**POM WONDERFUL**  
5286 S DEL REY AVE  
DEL REY, CA 90616

**ANAEROBIC DIGESTER  
STORAGE BUNKER ELEVATIONS**

PLOT DATE: Aug 30, 2018
JOB NO.: 18051
FILE NAME: 18051-BUNK-ELEV
SCALE: AS SHOWN
SHEET NO.: 6

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

CWP 3619



# Original Project Routing

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

COP 3619



Original  
Project  
Routing

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

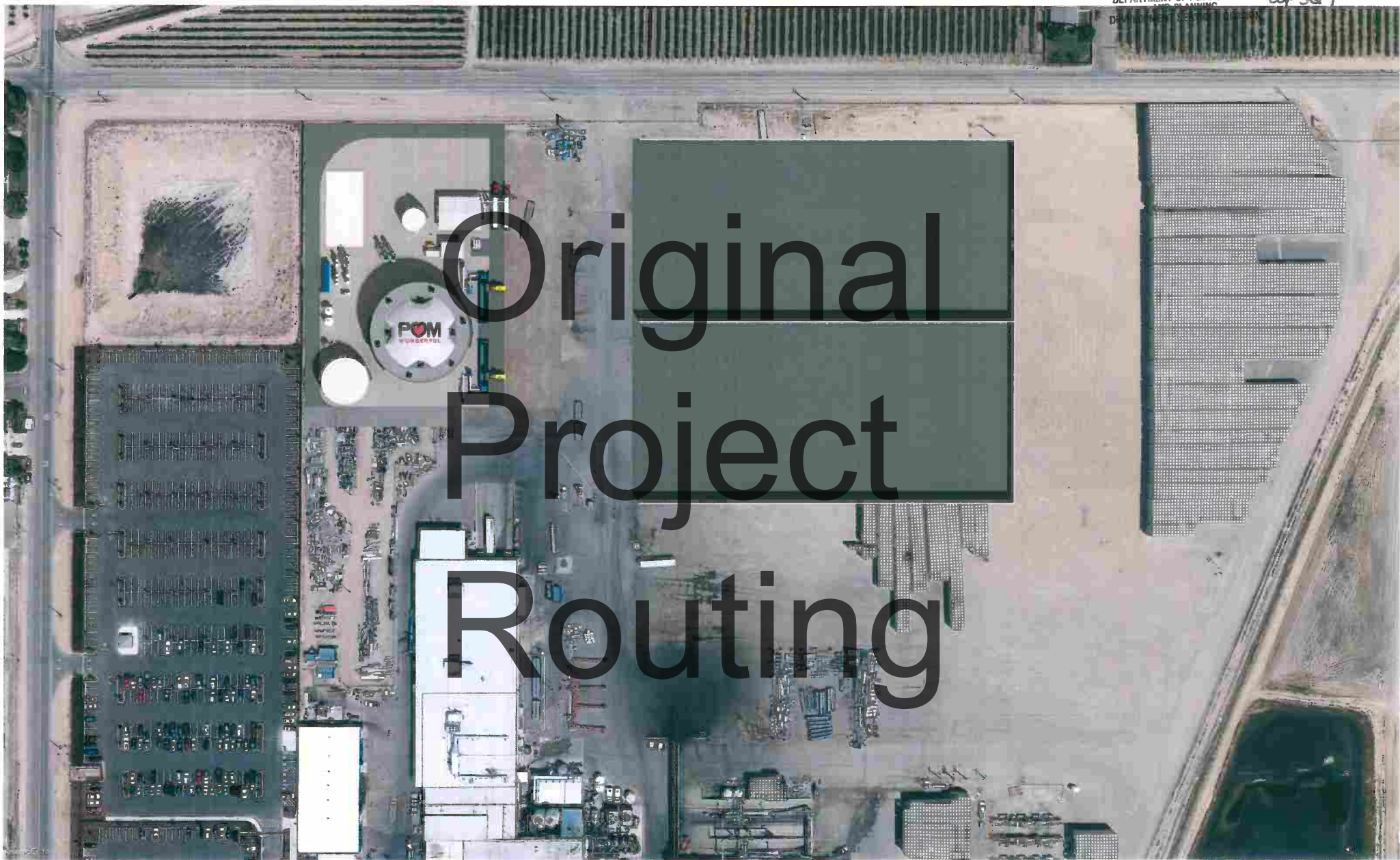
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3619



RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
DIVISION OF PLANNING  
CWP3619



# Original Project Routing

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

CWP 3619



# Original Project Routing

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

UP 3619



East of Proposed Location - Inward

East of Proposed Location - Outward

# Original Project Routing



RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

CUP 3619



Original  
Project

West of Proposed Location - Inward

West of Proposed Location - Outward

Routing

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
W/P 3619



North of Proposed Location - Inward

North of Proposed Location - Outward

# Original Project Routing

RECEIVED  
COUNTY OF FRESNO

JUL 09 2018

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

UP 3619



# Original Project Routing

South of Proposed Location - Inward

South of Proposed Location - Outward

RECORDING REQUEST BY,  
AND WHEN RECORDED MAIL TO:  
Craig B. Cooper, Esq.  
Loeb & Loeb LLP  
10100 Santa Monica Blvd., Suite 2200  
Los Angeles, CA 90067

Fresno County Recorder  
William C. Greenwood  
DOC- 2002-0031588  
Acct 5-First American Title Insurance Company  
Tuesday, FEB 26, 2002 08:00:00  
TCP \$4.00:MOO \$5.00:MIC \$1.00  
DRF \$8.00:  
T&I Pd \$19.00 Nbr-0000745106  
APR/R4/1-5

SEND TAX STATEMENTS TO:  
Del Rey Pomegranate Company, LLC  
C/O Roll International Corporation  
Attn: General Counsel  
11444 W. Olympic Blvd., 10<sup>th</sup> Floor  
Los Angeles, CA 90064

The undersigned grantor declares:  
Documentary Transfer Tax not shown pursuant  
to Section 11932 of the Revenue and  
Taxation Code, as amended

350-031, 03, 06, 08, 11, 13, 49s & 63s  
County of Fresno

124132 DE

#### GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Fresno Farmlands Corp., a Delaware corporation ("Grantor"), hereby grants to Del Rey Pomegranate Company, LLC, a Delaware limited liability company, that certain real property ("Real Property") in the County of Fresno, State of California, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's legal and equitable right, title and interest in, control over and ownership of the Real Property, all improvements and fixtures located thereon, and any and all rights of Grantor affecting the Real Property and all appurtenances, mineral, water and other rights owned by Grantor, if any, which are incidental to the ownership of the Real Property.

This conveyance is made subject to (i) all matters of record, including, without limitation, covenants, conditions, restrictions, rights of way, easements, and reservations; and (ii) all matters which could be ascertained by an inspection or survey of the Real Property.

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of the 26 day of February, 2002.

Fresno Farmlands Corp.,  
a Delaware corporation

By:

*Sharon M. Meadows*  
Sharon M. Meadows  
President

By [Signature]  
Fred D. Grand  
Vice President

STATE OF NEW YORK )  
 ) ss.  
COUNTY OF N.Y. )

On Feb. 14, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Sharon M. Macaluso personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) authorized capacity (ies) and that by (his) (her) (their) signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
[Signature]  
Notary Public in and for said State

MARIE GIACOBBE  
Notary Public, State of New York  
No. 01G19018100  
Qualified in Kings County  
Certificate Filed in New York County  
Commission Expires Oct. 26, 2002

Original  
Project

STATE OF NEW YORK )  
 ) ss.  
COUNTY OF N.Y. )

On Feb. 14, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred D. Grand personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) authorized capacity (ies) and that by (his) (her) (their) signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
[Signature]  
Notary Public in and for said State

MARIE GIACOBBE  
Notary Public, State of New York  
No. 01G19018100  
Qualified in Kings County  
Certificate Filed in New York County  
Commission Expires Oct. 26, 2002

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Exhibit A

Description of the Real Property

PARCEL 1: APN: 350-031-49S

ALL THAT PORTION OF LOTS 1, 2, 3 AND 4 OF ALAMEDA PARK COLONY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, M.D.B.M., ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4, PAGE 29 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF LOT 1 WHICH IS 1979.20 FEET EAST OF THE NORTHWEST CORNER OF LOT 3, SAID POINT FURTHER DESCRIBED AS BEING ON THE CENTERLINE OF THE GARFIELD DITCH; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE GARFIELD DITCH AS FOLLOWS: SOUTH 34°51' WEST, 234.00 FEET, SOUTH 31°25' WEST 110.56 FEET, SOUTH 23°52' WEST, 229.83 FEET AND SOUTH 22°25'30" WEST, 770.50 FEET TO A POINT WHICH IS SOUTH 89°46'20" EAST, 1411.00 FEET FROM THE WESTERLY LINE OF LOT 4 AND 60.00 FEET NORTH OF THE SOUTHERLY LINE OF LOT 2, THENCE LEAVING THE GARFIELD DITCH, NORTH 89°46'20" WEST, PARALLEL TO AND 60.00 FEET DISTANT FROM THE SOUTHERLY LINE OF LOTS 2 AND 4, A DISTANCE OF 1411.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 4; THENCE NORTH 0°28'30" EAST, ALONG THE WESTERLY LINE OF LOTS 4 AND 3, A DISTANCE OF 1202.80 FEET TO THE NORTHWEST CORNER OF LOT 3; THENCE EAST ALONG THE NORTHERLY LINE OF LOTS 3, 2 AND 1, A DISTANCE OF 1979.20 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THE NORTH 300 FEET OF THE SOUTH 300 FEET OF THE WEST 320 FEET OF SAID LOT 4, AS CONVEYED TO THE COUNTY OF FRESNO, BY DEED RECORDED MARCH 11, 1982 IN BOOK 7872, PAGE 519 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 1/2 OF THE MINERAL RIGHTS IN SAID PROPERTY AND INCLUDING AMONG OTHER THINGS, 1/2 OF ALL RIGHTS TO OIL, GAS AND HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED TO ALEX HELZER AND KATHERINE HELZER, HUSBAND AND WIFE DATED JANUARY 24, 1961 RECORDED FEBRUARY 8, 1961 IN BOOK 4506, PAGE 106 OF OFFICIAL RECORDS.

PARCEL 2: APN 350-031-11 AND 350-031-63S

THE SOUTHWEST QUARTER, BEING LOTS 1 TO 8, INCLUSIVE, AND THAT PORTION OF LOT 5 IN THE SOUTHEAST QUARTER WHICH LIES SOUTH AND WEST OF THE SANTA FE RAILROAD, ALL IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, M.D.B.M., ACCORDING TO THE MAP OF ALAMEDA PARK COLONY, RECORDED FEBRUARY 1, 1889; IN BOOK 4, PAGE 29 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM A STRIP OF LAND 100 FEET WIDE, LYING EQUALLY ON EACH SIDE OF THE LOCATED LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION, FORMERLY OWNED BY THE SAN FRANCISCO AND SAN JOAQUIN VALLEY RAILWAY COMPANY, A CORPORATION, WHERE THE SAME IS LOCATED THROUGH SAID ALAMEDA PARK COLONY, SAID LOCATED LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR THE SAME AT A POINT ON THE CENTER LINE OF THE SAID RAILROAD WHERE SAID CENTER LINE INTERSECTS THE WEST BOUNDARY OF SAID SECTION 4, AT OR

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NEAR ENGINEER'S STATION 610+95; AND RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CENTER LINE OF SAID RAILROAD TO A POINT WHERE SAID CENTER LINE INTERSECTS THE SOUTH BOUNDARY LINE OF SAID SECTION 4, AT OR NEAR ENGINEER'S STATION 661+30; SAID TRACT OF LAND EMBRACING A STRIP OF LAND 50 FEET WIDE ON EACH SIDE OF SAID CENTER LINE, A DISTANCE OF 5035 FEET, MORE OR LESS.

PARCEL 3: APN 350-031-13

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, M.D.B.M., ACCORDING TO THE MAP OF ALAMEDA PARK COLONY RECORDED IN BOOK 4, PAGE 29 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH AND WEST OF THE NORTHEAST LINE OF THE SANTA FE RAILROAD.

PARCEL 4: APN 350-031-06

THAT PORTION OF LOT 5, BEING THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, M.D.B.M., ACCORDING TO THE MAP OF ALAMEDA PARK COLONY, RECORDED IN BOOK 4, PAGE 29 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY, WHICH IS SOUTH  $0^{\circ}28'30''$  EAST, A DISTANCE OF 264.12 FEET AND SOUTH  $89^{\circ}31'30''$  EAST, A DISTANCE OF 341.26 FEET FROM THE INTERSECTION OF THE CENTERLINE OF SAID RIGHT OF WAY AND THE WEST LINE OF SAID SECTION; THENCE SOUTH  $89^{\circ}31'30''$  EAST, A DISTANCE OF 111.18 FEET TO A POINT, THENCE NORTH  $0^{\circ}28'30''$  EAST, A DISTANCE OF 24 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO THE CENTRAL CALIFORNIA RAISIN PACKING COMPANY, INC., BY DEED RECORDED OCTOBER 3, 1957 IN BOOK 3978, PAGE 327 OF OFFICIAL RECORDS, THENCE NORTH  $89^{\circ}31'30''$  WEST, ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED IN BOOK 3978, PAGE 327 OF OFFICIAL RECORDS, A DISTANCE OF 135.90 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY RIGHT OF WAY; THENCE SOUTH  $44^{\circ}58'20''$  EAST ALONG SAID RAILWAY RIGHT OF WAY, A DISTANCE OF 34.21 FEET TO THE POINT OF BEGINNING.

PARCEL 5: APN 350-031-03 AND 350-031-08

ALL THAT PORTION OF LOTS 2, 4, 5 AND 6 OF ALAMEDA PARK COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4, PAGE 29 OF PLATS, FRESNO COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 4 OF ALAMEDA PARK COLONY WHICH BEARS NORTH  $0^{\circ}28'30''$  EAST 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH  $0^{\circ}28'30''$  WEST 141.73 FEET ALONG THE WESTERLY LINES OF LOTS 4 AND 5; TO A POINT WHICH BEARS NORTH  $0^{\circ}28'30''$  EAST 310.60 FEET AND SOUTH  $89^{\circ}31'30''$  EAST 30.00 FEET FROM THE INTERSECTION OF THE CENTERLINE OF A. T. & S. F. RAILROAD WITH THE WESTERLY LINE OF SECTION 4; THENCE SOUTH  $89^{\circ}31'30''$  EAST 422.80 FEET; THENCE SOUTH  $0^{\circ}28'30''$  WEST 576.20 FEET; THENCE SOUTH  $89^{\circ}31'30''$  EAST 287.20 FEET; THENCE SOUTH  $0^{\circ}28'30''$  WEST 391.35 FEET TO POINT "A", SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE A. T. & S. F. RAILROAD; THENCE SOUTH  $4^{\circ}13'$

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WEST 132.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE A. T. & S. F. RAILROAD; THENCE SOUTH 16°47' WEST 110.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6; THENCE SOUTH 89°46'20" EAST 620.74 FEET TO THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 0°32'50" EAST 1290.35 FEET, ALONG THE EASTERLY LINE OF LOTS 5 AND 6 TO THE NORTHEAST CORNER OF LOT 5; THENCE SOUTH 89°46'20" EAST 94.36 FEET, ALONG THE SOUTHERLY LINE OF LOT 2, TO A POINT IN THE CENTERLINE OF THE GARFIELD DITCH; THENCE NORTH 22°25'30" EAST, 64.80 FEET, ALONG THE CENTERLINE OF SAID DITCH TO A POINT 60.00 FEET NORTH OF THE SOUTHERLY LINES OF LOTS 2 AND 4; THENCE NORTH 89°46'20" WEST, 1410.68 FEET, PARALLEL TO AND 60.00 FEET NORTH OF THE SOUTHERLY LINES OF LOTS 2 AND 4, TO THE POINT OF COMMENCEMENT.

TOGETHER WITH THOSE PORTIONS OF THE ROADS ADJOINING SAID LAND TO THE SOUTH AND WEST WHICH PASS BY A CONVEYANCE OF SAID LAND UNDER SECTION 1112 OF THE CIVIL CODE.

EXCEPTING THEREFROM ALL THAT PORTION OF THE A. T. & S. F. RAILROAD'S 100.00 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE THENCE SOUTH 44°58'20" WEST 132.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 44°58'20" EAST, 149.40 FEET ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY TO A POINT ON THE SOUTHERLY LINE OF LOT 6; THENCE SOUTH 89°46'20" EAST, 141.96 FEET ALONG THE SOUTHERLY LINE OF LOT 6 TO A POINT ON THE NORTHEASTERLY LINE OF THE A. T. & S. F. RAILROAD'S RIGHT OF WAY LINE; THENCE NORTH 44°58'20" WEST 336.35 FEET ALONG THE SAID RIGHT OF WAY LINE TO THE POINT OF COMMENCEMENT.

ALSO EXCEPTING THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LAND GRANTED TO CENTRAL CALIFORNIA RAISIN PACKING CO., INC., BY DEED RECORDED OCTOBER 3, 1957, IN BOOK 3978, PAGE 127 OF OFFICIAL RECORDS.

BEGINNING AT A POINT 40.54 FEET NORTH AND 30 FEET EAST OF INTERSECTION OF CENTERLINE OF THE A. T. & S. F. RAILWAY COMPANY'S RIGHT OF WAY AND WEST LINE OF SECTION 4; THENCE NORTH 270.06 FEET; THENCE EAST 422.8 FEET; THENCE SOUTH 552.2 FEET; THENCE WEST 136 FEET; THENCE NORTH 44°56' WEST 405 FEET TO THE BEGINNING.

# Original Project Routing

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-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.

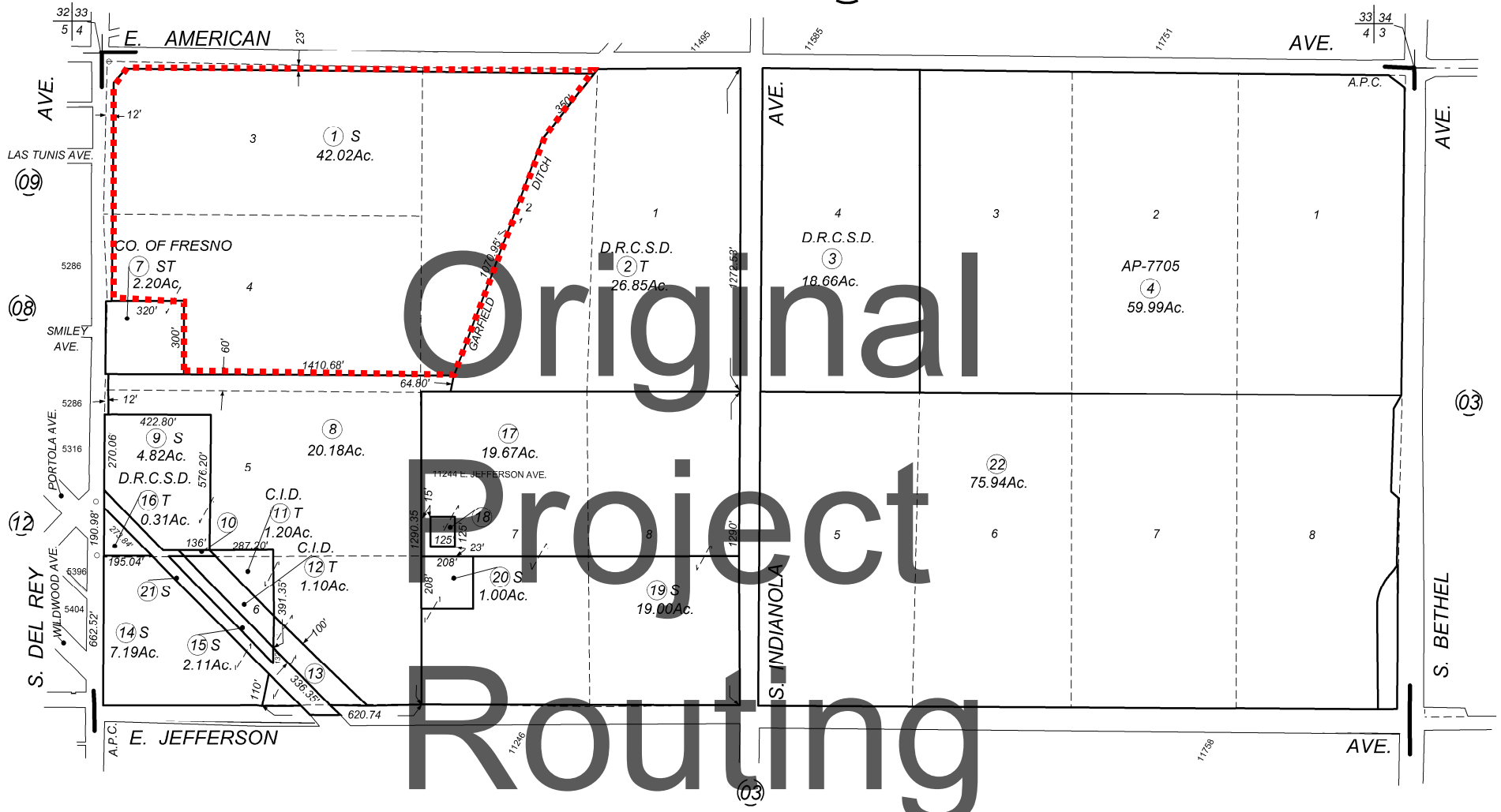
SUBDIVIDED LAND IN POR. SEC. 4, T.15S., R. 22E., M.D.B.& M.

Tax Rate Area  
71-000  
71-033  
71-035

350-23



(Bk.  
352)



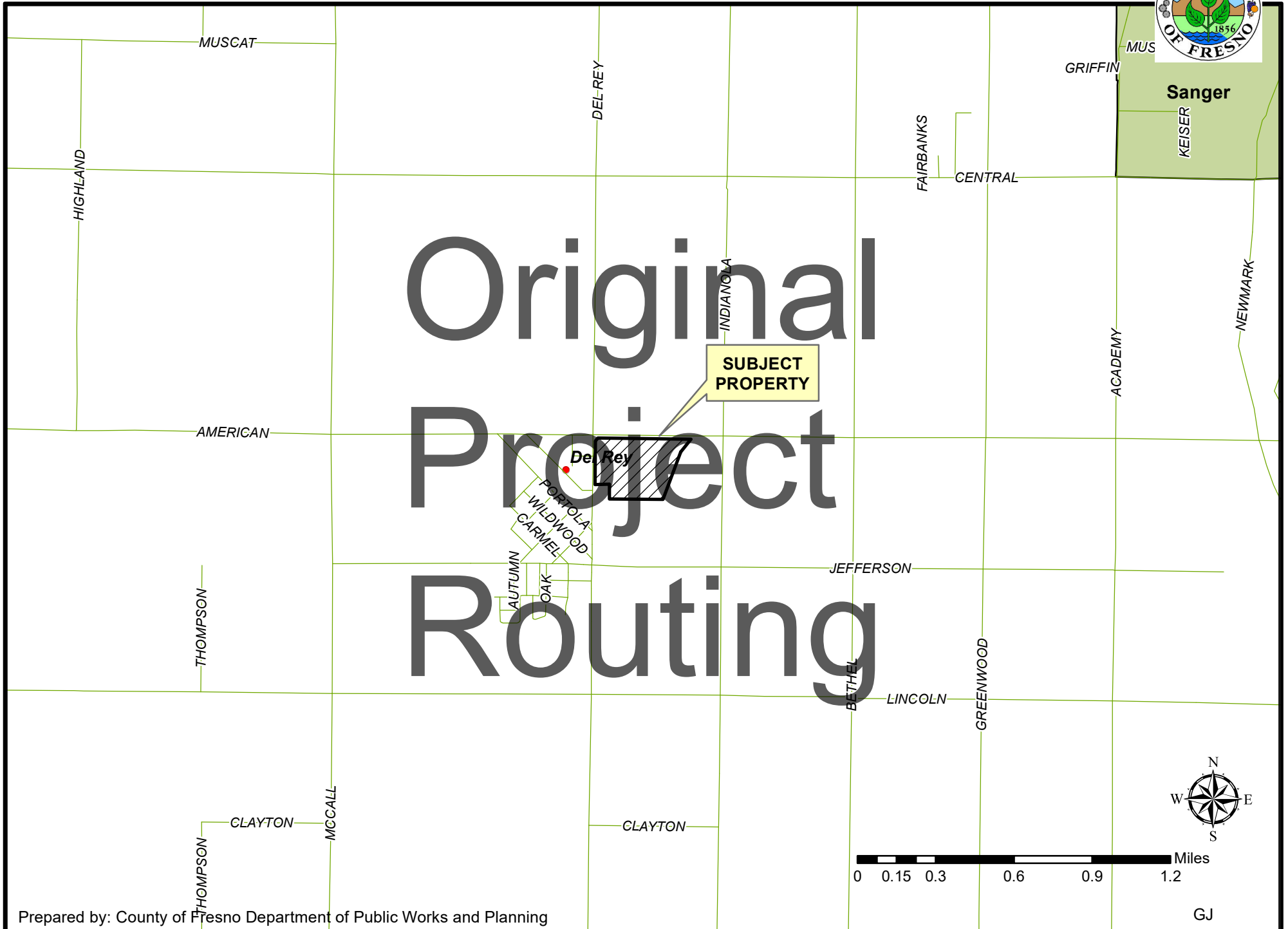
Agricultural Preserve  
Alameda Park Colony - Plat Bk. 4, Pg. 29

D.R.C.S.D. - DEL REY COMMUNITY SERVICE DISTRICT

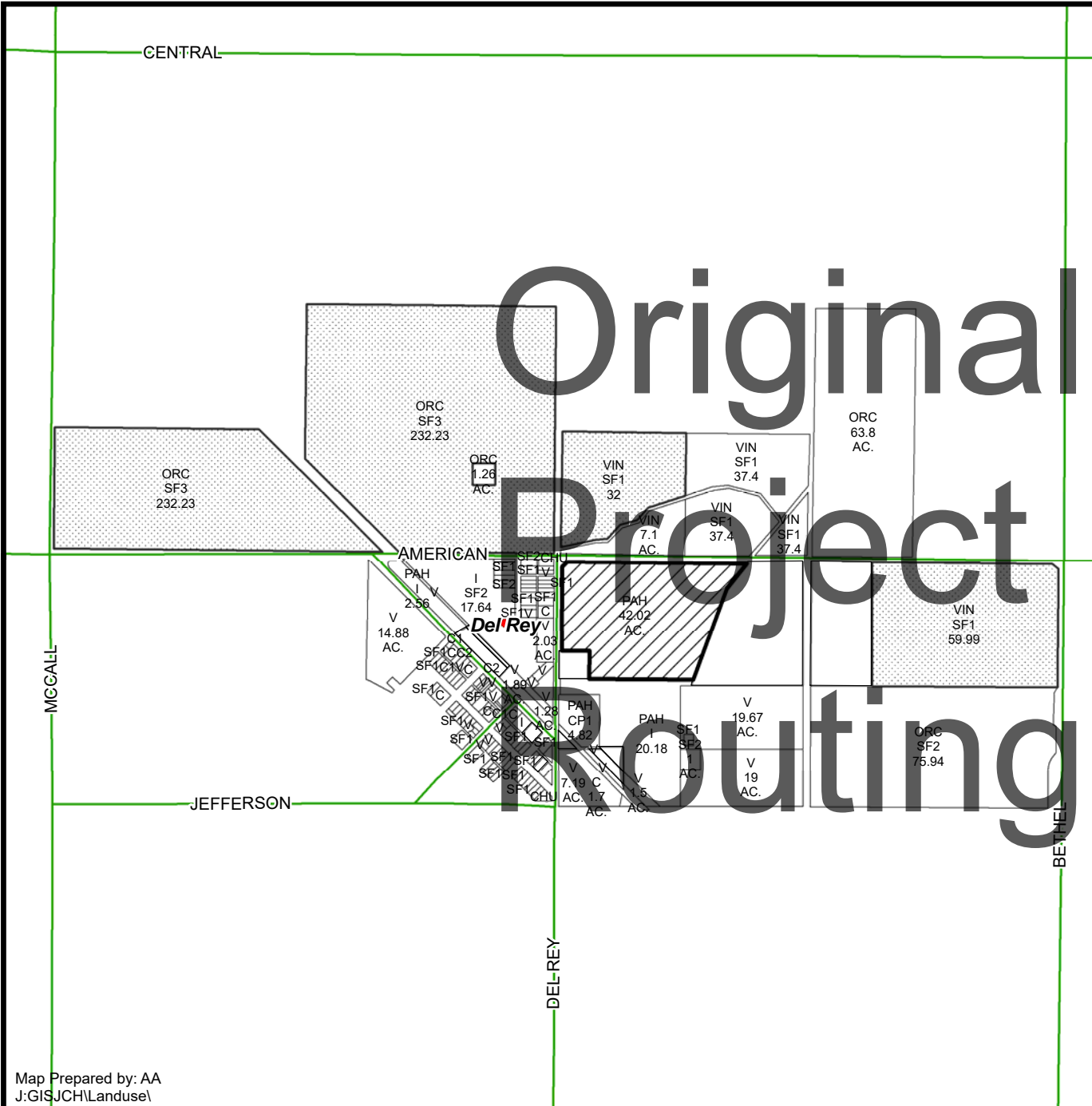
Assessor's Map Bk. 350 - Pg. 23  
County of Fresno, Calif.

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

# LOCATION MAP



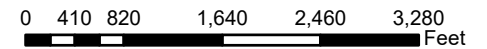
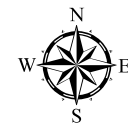
# EXISTING LAND USE MAP



LEGEND	
AP1 - APARTMENT	
C - COMMERCIAL	
C# - COMMERCIAL	
CHU - CHURCH	
I - INDUSTRIAL	
ORC - ORCHARD	
PAH - PACKING HOUSE	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	
CP# - OFFICE COMM./PROF	

**LEGEND:**

- Subject Property
- Ag Contract Land



Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP

