



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 June 11, 2020

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

Allow expansion of an existing pistachio processing facility on a 40.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the east side of S. Wetslawn Avenue approximately 1,321 feet south of its intersection with W. Cerini Avenue and 3,550 feet northwest of the unincorporated community of Lanare (19210 S. Westlawn, Riverdale, CA) (SUP. DIST. 4) (APN 053-420-02S).

OWNER: Eriksson LLC
APPLICANT: Gary Smith, Eriksson LLC

STAFF CONTACT: Ejaz Ahmad, Planner
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RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7749; and
- Approve Classified Conditional Use Permit No. 3661 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Floor Plan/Elevations
6. Applicant’s Operational Statement
7. Summary of Initial Study Application No. 7749
8. Conditions of Approval for Conditional Use Permit (CUP) No. 3505
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	40.2 acres	No change
Project Site	<p>Improvements related to the pistachio processing facility on the property:</p> <ul style="list-style-type: none"> • 34,615 square-foot processing building • 4,550 square-foot office building • 3,750 square-foot shop building with 1,250 square-foot canopy • 16,000 square-foot huller canopy • 480 square-foot, scale house/guard shack • 1,400 square-foot storage silos with catwalks (14 total) • 1,770 square-foot, 24-foot-tall water storage tanks 	<p>Improvements related to the expansion of the pistachio processing facility:</p> <ul style="list-style-type: none"> • 34,328 square-foot processing building • 54,050 square-foot warehouse building • Fire protection water tank and pump • Loading dock • Roaster (to dry roast pistachios)

Criteria	Existing	Proposed
Structural Improvements	As noted above in Project Site	<ul style="list-style-type: none"> • 34,328 square-foot storage building • 54,050 square-foot warehouse building • Fire protection water tank
Nearest Residence	1,300 feet south of the proposal	No change
Surrounding Development	Cultivated farmlands; single-family residences	No change
Operational Features	<p>Pistachio processing facility (Phase 1):</p> <p>Pistachios received from the Applicant-owned pistachio orchards are hulled, dried, pre-processed, and stored at a 40.2-acre project site and then shipped off site for processing.</p> <ul style="list-style-type: none"> • Wastewater from the facility is processed on site and discharged to a settling pond on a 20-acre parcel. • Wastewater is pumped from the settling pond into the farming irrigation distribution system and applied onto 3,787.26 acres of farmland via micro-irrigation (drip) system or via flood/furrow or sprinkler. • 900-Kilowatt solar photovoltaic system provides electricity to the facility through a contract with PG&E 	<p>Expansion to the pistachio processing facility: The expansion will make the operation of the hulling facility more efficient by adding dryers and silos on the hulling side of the facility and adequate storage area in the warehousing side of the facility.</p> <ul style="list-style-type: none"> • 34,328 square-foot processing building (Phase 2) will be used to store bins and super sacks of processed pistachios that will be ready to ship to customers. • A 54,050 square-foot warehouse building (Phase 3) will be used to sort, size, grade, pasteurize and package pistachios to send to retailers for sale to the public. • Water storage tank and loading dock will be incidental to Phase 2 and Phase 3 of the project.
Employees	<ul style="list-style-type: none"> • 5 (year-round) • 40 (seasonal) 	No change
Customers	None	None
Traffic Trips	Traffic trips generated by the pistachio processing facility approved by CUP No. 3505:	No change to the current traffic trips to the site

Criteria	Existing	Proposed
	<ul style="list-style-type: none"> • 10 one-way employee trips (5 round trips) per day by year-round employees • 80 one-way employee trips (40 round trips) per day by seasonal employees during one to two months peak harvest season • 2 to 6 one-way truck trips (1 to 3 round trips) per day during non-peak harvest season • Average 40 one-way truck trips (20 round trips) and a maximum of 96 one-way truck trips (48 round trips) per day during one to two months peak harvest season 	
Lighting	Security lighting on building exteriors	Security lighting on building exteriors
Hours of Operation	<ul style="list-style-type: none"> • 7:00 a.m. to 3:30 p.m. – one shift per day, five days per week (non-peak operational hours) • 6:00 a.m. to 6:00 p.m. and 6:00 p.m. to 6:00 a.m. – two shifts per day, seven days per week (peak operational hours) 	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 7.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: May 8, 2020

PUBLIC NOTICE:

Notices were sent to 2 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on a Classified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

On August 11, 2016, the Planning Commission approved Conditional Use Permit (CUP) No. 3505 and adopted the Mitigated Negative Declaration prepared for Initial Study No. 7001 with Conditions and Findings. CUP No. 3505 authorized the construction and operation of the existing pistachio processing facility on the property and involves hulling, drying, pre-processing, storage and off-site shipment of pistachios. It also involves on-site processing, discharge and application of wastewater from the facility onto 3,787.26 acres of farmland.

The subject application (CUP No. 3661) proposes to allow the expansion of the facility by constructing two buildings with related improvements. Phase 1 of the project (existing improvements) include a processing building, an office building, a shop building, a huller canopy, a scale house/guard shack, storage silos and water storage tanks. Phase 2 of the project (proposed improvements) includes a 34,328 square-foot processing building (extension to the existing processing building), a fire protection water tank/pump, and two dryers and three silos which were approved by CUP No. 3505. Phase 3 of the project (proposed improvements) include a 54,050 square-foot warehouse building and a loading dock. The proposed improvements will help improve the current pistachio processing operation with no increase in production. The project will not generate additional wastewater to irrigate surrounding farmland. Approximately 3,787.26 acres of farmland was approved to be irrigated with the approval of CUP No. 3505.

Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (west property line): 105 feet Side (north property line): 492 feet Side (south property line): 490 feet Rear (east property line): 752 feet	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Parking	One parking space for every two employees and one ADA-compliant parking space for every 25 parking stalls (minimum 23 parking spaces required)	No additional parking required (32 parking spaces currently provided)	Yes
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	Six-foot minimum	50 feet between buildings	Yes
Wall Requirements	No requirement	None	N/A
Septic Replacement Area	100 percent	100 percent	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	Will utilize individual septic system	N/A

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements meet the building setback requirements of the AE-20 Zone District.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Staff review of the Site Plan (Exhibit 5) demonstrates that the proposed improvements (32,328 square-foot processing building; 54,050 square-foot warehouse building) will meet the building setback requirements of the AE-20 Zone District. The buildings will be set back approximately 105 feet from west property line (minimum 35 feet required), 492 feet from north property line (minimum 20 feet required), 490 feet from south property line (minimum 20 feet required), and 752 feet from east property line (minimum 20 feet required) of the subject property. Related improvements (loading dock and water storage tank/pump) will also meet the building setbacks for the AE-20 Zone District. There are 32 parking spaces on the property, including two that are ADA compliant. This proposal requires no additional parking.

Based on the above information, staff believes the subject 40-acre property is adequate in size and shape to accommodate the proposal.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made.

***Finding 2:** That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposal*

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	West Lawn Avenue; poor condition	No change
Direct Access to Public Road	Yes	West Lawn Avenue; poor condition	No change
Road ADT (Average Daily Traffic)		200	No change
Road Classification		Local	No change
Road Width		30-foot right-of-way north of and 30-foot right-of-way south of the section line	No change
Road Surface		Asphalt paved with pavement width 17.9 feet	No change
Traffic Trips		<p>Traffic trip generated by the existing pistachio processing facility approved by CUP No. 3505:</p> <ul style="list-style-type: none"> • 10 one-way employee trips (5 round trips) per day by year-round employees • 80 one-way employee trips (40 round trips) per day by seasonal employees during one to two months peak harvest season • 2 to 6 truck trips (1 to 3 round trips) per day during non-peak harvest season • Average 40 one-way truck trips (20 round trips) and a maximum of 96 one-way truck 	No change to the current traffic trips to the site

		Existing Conditions	Proposed Operation
		trips (48 round trips) per day during one to two months peak harvest season	
Traffic Impact Study (TIS) Prepared	No	See above "Traffic Trips"	The expansion to the existing pistachio processing facility will result in no increase in employee or traffic trips to the site. No Traffic Impact Study was required for the project by the Design Division of the Fresno County Department of Public Works and Planning.
Road Improvements Required		West Lawn Avenue; poor condition	No change

Reviewing Agency/Department Comments:

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns related to traffic.

Design Division of the Fresno County Department of Public Works and Planning: No concerns related to traffic and no Traffic Impact Study (TIS) required.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

The project site fronts Westlawn Avenue, a Local road maintained by the County. West Lawn Avenue is asphalt paved with pavement width of 17.9 feet, carries an Average Daily Traffic of 200, and is in poor condition. No new access to the site is proposed by this application. The proposed development will utilize the current access off Westlawn Avenue.

According to the Applicant's Operational Statement (Exhibit 6), the existing pistachio processing facility employs 8-10 permanent employees, 45 seasonal employees and an average of 20 truck trips (round) and a maximum of 48 truck trips (round) per day delivering pistachios during peak harvest season. The Operational Statement also indicates that the subject proposal will not result in an increase in the overall pistachio processing volumes, thereby resulting in no additional employee or truck trips to the project site.

The Design Division and Road Maintenance and Operations Division of the Department of Public Works and Planning concurred with the Applicant's Operational Statement, expressed no concerns related to traffic and required no Traffic Impact Study for the project.

Based on the above information, staff believes Westlawn Avenue at the project site will remain adequate to accommodate the proposal.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	20 acres	Farmland	AE-20	None
South	116.9 acres	Farmland with a Single-Family Residence	AE-20	1,242 feet
East	59 acres	Farmland	AE-20	None
West	80.3 acres	Farmland	AE-20	None

Reviewing Agency/Department Comments:

Regional Water Quality Control Board, Central Valley Region (Water Board): The Applicant shall submit a new Report of Waste Discharge to the Regional Water Quality Control Board if the project will result in any changes in the character and/or location of discharge of wastewater from the current pistachio processing facility onto farmland. This requirement has been included as a Condition of Approval.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Construction plans, building permits and inspections shall be required for the proposed development.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An updated Grading and Drainage Plan and a grading permit shall be required for the project. Any work done within the right-of-way to connect a new driveway or improve an existing driveway shall require an encroachment permit from the Road Maintenance and Operations Division. A 10-foot by 10-foot corner cutoff shall be improved for sight distance purposes at the exiting driveways onto Westlawn Avenue.

Fresno County Fire Protection District (FCFPD): The project shall comply with the California Code of Regulations Title 24 - Fire Code, and obtain approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. Additionally, the property shall be annexed into Community Facilities District No. 2010-01 of FCFPD.

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. An Underground Storage Tank Removal Permit shall be obtained for any underground storage tank(s) if found during construction. Pursuant to the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers, a permit may be required from the California Department of Resources Recycling and Recovery. All abandoned water wells and septic systems on the property shall be properly destroyed under permits and inspections. The location of the on-site sewage disposal area shall be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system. All construction-related noise shall adhere to the Fresno County Noise Ordinance.

Site Plan Review Section of the Fresno County Department of Public Works and Planning: Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site. Any proposed driveway shall be a minimum of 24 feet and a maximum of 35 feet in width. If only the driveway is to be paved, the first 100 feet of the edge of the ultimate right-of-way shall be concrete or asphalt. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and shall require submittal of landscape and irrigation plans for approval by the Department of Public Works and Planning, Site Plan Review (SPR) unit. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. A dust palliative shall be required on all parking and circulation areas

The above-noted requirements have been included as Project Notes.

San Joaquin Valley Air Pollution Control District (SJVAPCD): Although no comments were provided, the project would still be subject to all applicable Air Resources Board and SJVAPCD rules and regulations. The project will require an Authority to Construct (ATC) permit from the District and be subject to District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above-noted requirements have been included as Project Notes.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: The project shall require an engineered Grading and Drainage Plan. The entrance swing gates along Westlawn Avenue should be set back a minimum of 20 feet from Westlawn Avenue right-of-way. For access driveway onto Westlawn Avenue, the first 100 feet of the driveway access from the public road shall be paved or treated with dust palliative. An encroachment permit shall be obtained for any work in the County road right-of-way. Note: These requirements are included in the Development Engineering and Site Plan Review comments above and will be addressed through Site Plan Review.

Fresno County Agricultural Commissioner's Office: The Applicant shall acknowledge the Fresno County Right-to-Farm Ordinance regarding the inconveniences and discomfort

associated with normal farm activities surrounding the proposed development. Note: This requirement has been fulfilled by Conditional Use Permit No. 3505.

Southern San Joaquin Valley Information Center (SSJVIC): Prior to the approval of the project, a new archaeological survey of the site shall be done by a professional archaeologist. Note: An Archeological Report (Phase I Survey) prepared for the project was provided to SSJVIC.

Table Mountain Rancheria (TMR) Tribal Government Office: A Cultural Resource Report shall be provided to TMR and a meeting shall be coordinated with the Tribe to discuss project impact on tribal cultural resources. Note: Phase I Survey noted above was provided to TMR with an invitation for discussion.

U.S. Fish & Wildlife Service; California Department of Fish & Wildlife; North Fork King GSA; Native American Heritage Commission; Water and Natural Resources Division of Fresno County Department of Public Works and Planning; California Department of Transportation (Caltrans); State Water Resources Control Board, Division of Drinking Water: No concerns with the proposal.

Analysis:

The project site is currently developed with buildings/structures and parking and circulation areas related to an existing pistachio processing facility. Land surrounding the project site contains field crops and orchards with single-family residences. The nearest residence is located approximately 1,242 feet to the south and an animal shelter is located approximately 2,412 feet to the east of the project site.

The subject proposal entails addition of a 34,328 square-foot processing building, 54,050 square-foot warehouse building, a fire protection water tank, and a loading dock to the existing pistachio processing facility. The proposed improvements are intended to and will help improve the facility operation and not increase the hulling volumes. The existing improvements comprised of the processing building, office building, shop building, huller canopy, scale house/guard shack, storage silos and water storage tanks will remain intact and in use by the existing operation.

The Initial Study prepared for this project identified potential impacts to aesthetics and cultural resources. Regarding aesthetics, all outdoor lighting are required to be hooded and directed downward to avoid glare on adjoining properties. Regarding cultural resources, any cultural resources or human remains discovered during ground-disturbance activities will require all work to be stopped and findings be evaluated by an archeologist. These requirements have been included as Mitigation Measures (Exhibit 1).

Potential impacts related to air quality, geology and soils, hazards and hazardous materials, hydrology and water quality, and public services has been determined to be less than significant. The project will comply with the San Joaquin Valley Air Pollution Control District permitting requirements; require a Grading and Drainage Plan to show how additional storm water runoff generated by the project will be handled without adversely impacting adjacent properties; handle all hazardous waste/materials according to the applicable state laws; destroy all abandoned wells within the project area through permits and inspections; submit a new Report of Waste Discharge to the Water Board if necessary; and comply with the current Fire Code and annex into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. These requirements have been included as Conditions of Approval and Project Notes, and will be addressed through Site Plan Review (SPR). Conditions of the SPR

may include, but not be limited to, design of parking and circulation, access, grading and drainage, fire protection, and control of light.

The subject parcel is in an area of moderate sensitivity to archaeological finds. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. Table Mountain Rancheria and the Santa Rosa Tribe requested consultation, were provided with the Phase 1 Cultural Resources Survey for the project and were offered a meeting with staff. Staff received no response from the tribes and ultimately concluded the consultation process. The Mitigation Measure included in Section V. CULTURAL ANALYSIS (Exhibit 7) will reduce impact on tribal cultural resources should they be discovered during ground disturbance.

Based on the above information, and with adherence to the Mitigation Measures, Conditions of Approval, and mandatory Project Notes as noted above, staff believes that the proposal will not have adverse effects upon surrounding properties.

Recommended Conditions of Approval:

See Mitigation Measures, recommended Conditions of Approval, and Project Notes attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3: The County may allow by discretionary permit in areas designated Agriculture, certain agricultural uses and agriculturally-related activities, including certain non-agricultural uses, subject to the following Criteria: a) use shall provide a needed service to the surrounding agricultural area which cannot be provided within urban areas; b) use shall not be sited on productive agricultural lands if less productive land is available; c) use shall not have a detrimental impact on water resources or the use or management of surrounding properties within one quarter-mile radius; d) probable workforce located nearby be readily available; and f) capacity of cities and unincorporated communities to provide the required services for the use be evaluated.</p>	<p>Concerning Policy LU-A.3, criteria a-d, the subject proposal is compatible with agriculture and involves expansion to an existing pistachio processing facility authorized by Conditional Use Permit No. 3505; will utilize an approximately 2.3-acre inactive and disturbed portion of a 40.2-acre Prime Farmland; is not located in a water-short area and will remain within the water demand for the existing facility; and can be provided with adequate work force from the nearby communities of Lanare and Riverdale. Concerning criteria f., the project will utilize groundwater and an individual septic system due to unavailability of any community sewer and water system in the area. The project meets this policy.</p>
<p>General Plan Policy LU-A.12: In adopting land use policies, the County shall seek to</p>	<p>As noted above, the subject proposal is compatible with agriculture, will be located on</p>

Relevant Policies:	Consistency/Considerations:
<p>protect agricultural activities from encroachment of incompatible land uses.</p> <p>General Plan Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</p> <p>General Plan Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agriculture land and that mitigation be required where appropriate.</p>	<p>a 40.2-acre parcel secured by perimeter fencing to separate the use from the adjacent farming operations, and will adhere to Mitigation Measures discussed in this report. The project meets these policies.</p>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.</p>	<p>The project is not located in a low-water area of Fresno County. The water demand of the current pistachio processing facility is met by an agricultural well on site. The subject proposal will remain within those water demands. No impact on groundwater resources would occur. The project meets this policy.</p>
<p>General Plan Policy HS-G.1: County shall require that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.</p>	<p>The project operation will not expose people to severe noise levels or create substantial increases in ambient noise levels. Short term construction-related activity will adhere to the Fresno County Noise Ordinance. The project meets this policy.</p>

Reviewing Agency/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The property is designated Agriculture in the County General Plan. Policy LU-A.3 allows agriculturally-related uses by discretionary permit if they meet certain criteria. Policy LU-A.12 requires protection of agricultural activities from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; and Policy LU-A.14 requires an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate. Policy PF-C.17 requires evaluation of adequacy and sustainability of the water supply for the project. Policy HS-G.1 requires that project design include elements necessary to minimize adverse noise impacts on surrounding land uses.

Analysis:

The project meets the intent of Policy LU-A.3 as discussed above in General Plan Consistency/Consideration. Concerning this policy, the existing pistachio processing facility was established with

the approval of CUP No. 3505 in 2016. This approval after 1976 (when Policy LU-A.3, Criteria a, b, c, d & f were adopted) resulted in the determination that the use met the above-specified criteria. The current proposal, which seeks to expand the use by adding storage building and related improvements in support of the existing use will not change the basic nature of the operation or result in a significantly more intense use.

Concerning consistency with Policy LU-A.12, Policy LU-A.13, and Policy LU-A.14, the proposed improvements are compatible to agriculture pursuant to Policy LU-A.3, the existing perimeter fences around the property separate the use from adjacent farming operations; and the project will adhere to all applicable Mitigation Measures noted in this report and Exhibit 7.

Concerning consistency with Policy PF-C.17 and Policy HS-G.1, the project will remain within the water demand for the current pistachio processing facility and would not generate excessive noise during operation to impact surrounding land uses. Construction noise will be short term and will adhere to the County Noise Ordinance.

Based on the above information, staff believes the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare

Reviewing Agency Comments:

Refer to **Reviewing Agency Comments** in Finding 3 of this report.

Analysis:

As discussed above in Finding 3, the project will comply with the Site Plan Review included as a Condition of Approval in the Resolution. This Condition was deemed necessary to ensure that project-related on-site and off-site improvements are constructed in a manner which protects public health, safety and general welfare. This includes the requirement that site grading be performed according to the County Ordinance Code to protect adjacent properties from flooding hazards and new landscaping be subject to water conservation measures. Additional conditions deemed necessary to protect public health, safety and general welfare, and included in the Resolution require that all outdoor lighting be hooded in order to minimize glare on adjacent properties, archeological resources be protected if discovered on the property, and construction noise levels shall meet the County of Fresno daytime noise level standards.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 5 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit (CUP) can be made. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Classified Conditional Use Permit No. 3661, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7749; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3661, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state the basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3661; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7749/Classified Conditional Use Permit Application No. 3661
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	During project life
2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plans, Elevations, and Operational Statement approved by the Planning Commission.				
2.	Prior to the issuance of building permits, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include design of parking and circulation areas, access, onsite grading and drainage, fire protection, landscaping, signage and lighting.				
3.	The Applicant shall submit a new Report of Waste Discharge to the Regional Water Quality Control Board if the project will result in any changes in the character and/or location of discharge of wastewater from the current pistachio processing facility onto farmland.				
4.	All Conditions of Conditional Use Permit No. 3505 shall remain in full force and effect except where superseded by this application.				

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

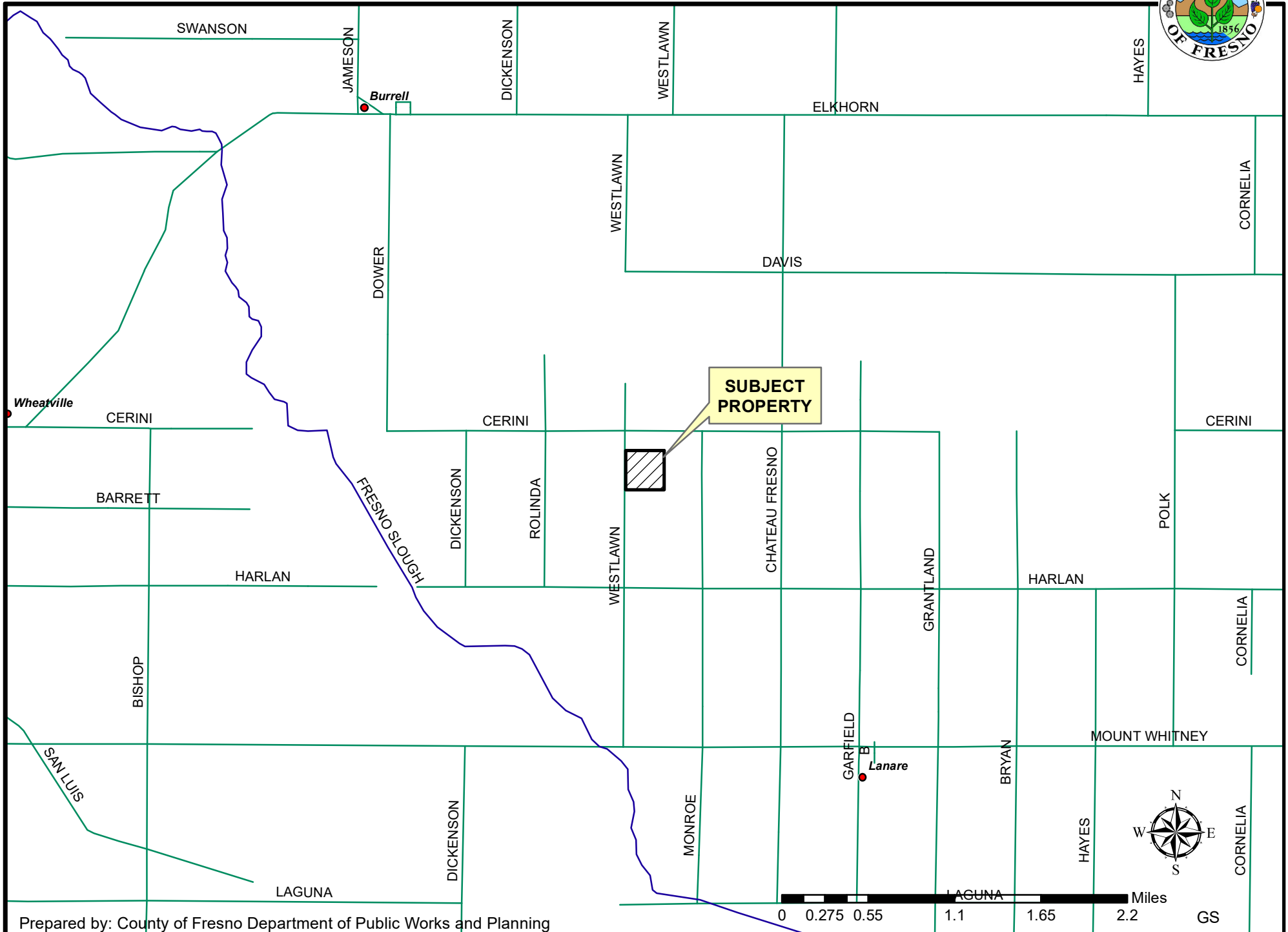
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of this approval, or there has been a cessation of the use for a period in excess of two years.
2.	Construction plans, building permits and inspections will be required for all improvements on the property. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for plans, permits and inspections.
3.	<p>To address site development impacts resulting from the project, the Site Plan Review Unit of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none">• Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.• Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width.• If only the driveway is to be paved, the first 100 feet of the edge of the ultimate right-of-way shall be concrete or asphalt.• Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWEL0) and shall require submittal of landscape and irrigation plans for approval to the Department of Public Works and Planning, Site Plan Review (SPR) unit.• All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.• A dust palliative shall be required on all parking and circulation areas <p>Note: These requirements will be addressed through Site Plan Review.</p>
4.	<p>To address public health impacts resulting from the project, Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:</p> <ul style="list-style-type: none">• Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.• Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.• All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.• An Underground Storage Tank Removal Permit shall be obtained for any underground storage tank(s) if found during construction.• Pursuant to the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers, the owner/operator may require obtaining a permit from the California Department of Resources Recycling and Recovery (CalRecycle).• All abandoned water wells on the property shall be properly destroyed under permits and inspections from the Health Department.

Notes	
	<ul style="list-style-type: none"> • The location of the on-site sewage disposal area shall be identified and cordoned off to prevent truck trailer traffic from driving over, causing damage and possible failure of the septic system. • All construction-related noise shall adhere to the Fresno County Noise Ordinance.
5.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans shall be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. In addition, the property shall be annexed into Community Facilities District (CFD) No. 2010-01 of FCFPD.
6.	<p>To address site development impact resulting from the project, the Development Engineering Section of Fresno County requires the following:</p> <ul style="list-style-type: none"> • An updated Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. • A grading permit or voucher shall be required for any grading proposed with this application. • Any work done within the right-of-way to connect a new driveway or improve an existing driveway shall require an encroachment permit from the Road Maintenance and Operations Division. • A 10-foot by 10-foot corner cutoff shall be improved for sight distance purposes at the exiting driveways onto Westlawn Avenue.
7.	The project shall require an Authority to Construct (ATC) permit from the San Joaquin Valley Air Pollution Control District and be subject to District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

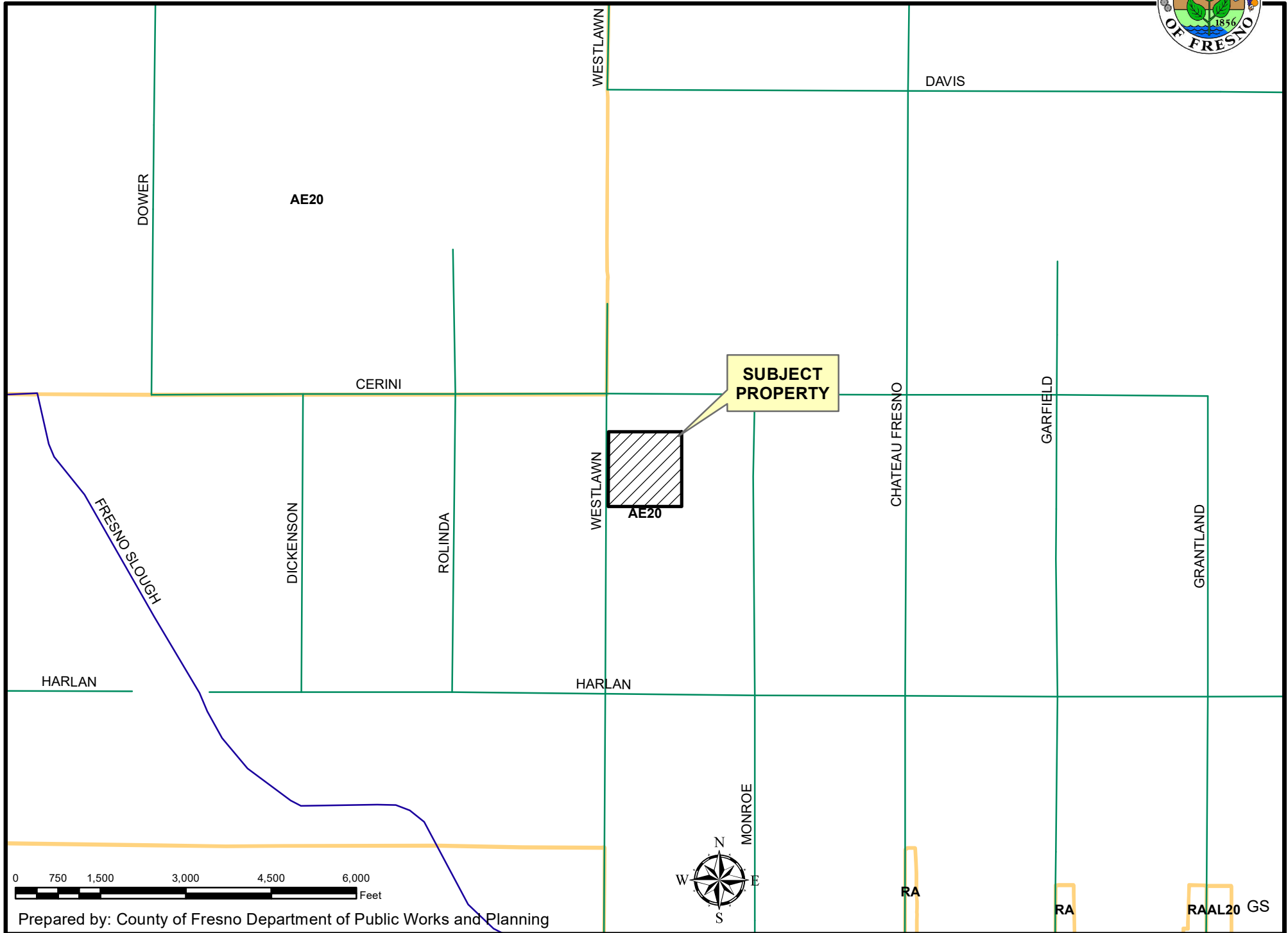
EA:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3661\SR\CUP 3661 MMRP (Ex 1).docx

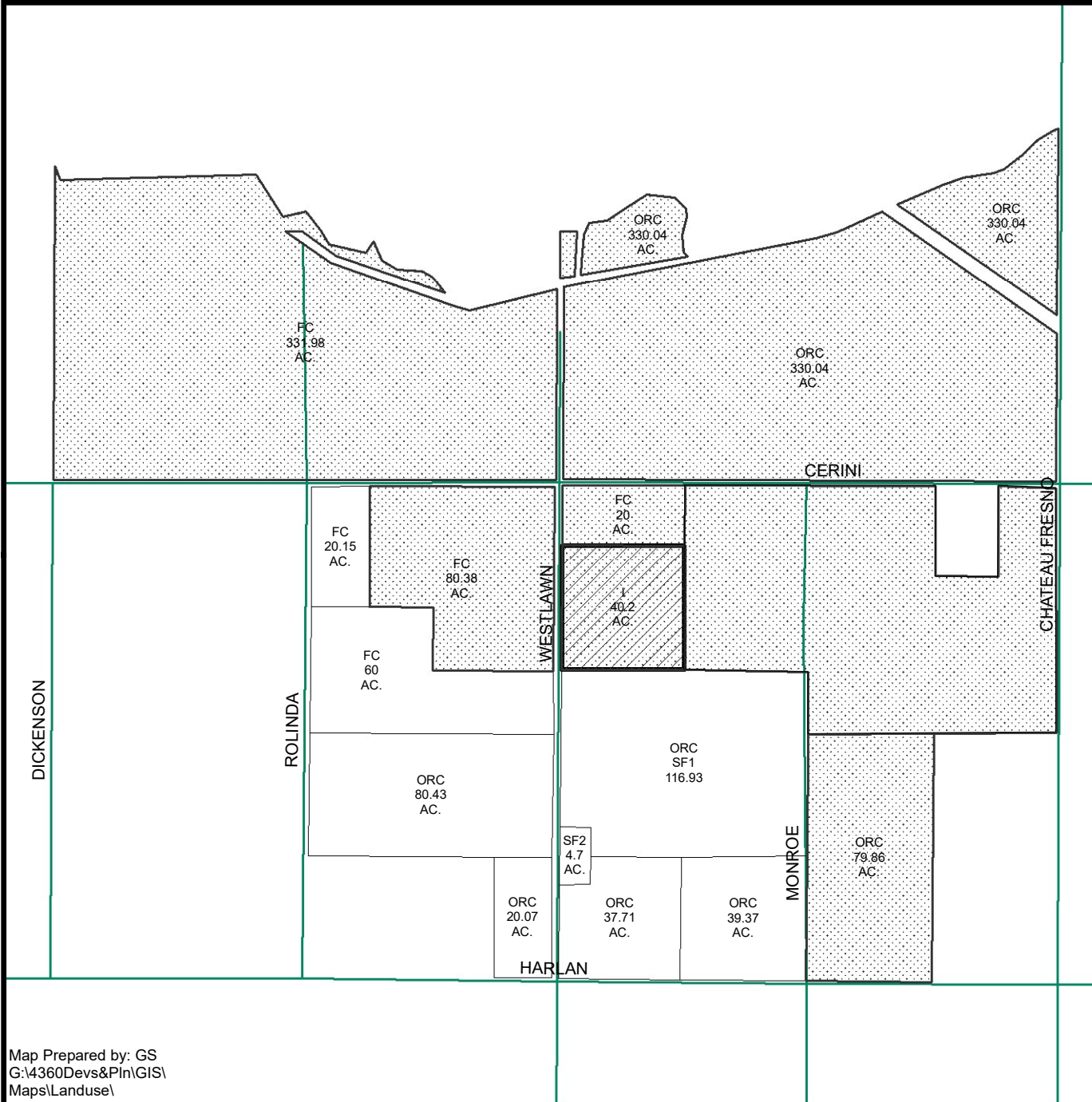
LOCATION MAP



EXISTING ZONING MAP





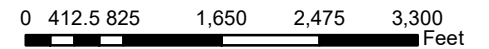
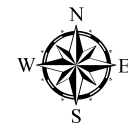
EXISTING LAND USE MAP



LEGEND
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



Map Prepared by: GS
 G:\4360Devs&PIn\GIS\Maps\Landuse\

Department of Public Works and Planning
 Development Services Division

ERIKSSON LLC INGLEBY US PISTACHIO PLANT

PREPARED FOR: ERIKSSON LLC.
3215 W HOWARD AVE
VISALIA, CA 93277

PREPARED BY: HARTMAN ENGINEERING INC.
113 N. CHURCH ST. SUITE 502
VISALIA, CA 93291

SITE DATA:

APN NORTH: 053-420-010
APN SOUTH: 053-420-020
AREA NORTH: 20 AC. ±
AREA SOUTH: 20 AC. ±
CURRENT ZONING: AE20
PROPOSED ZONING: AE20
EXISTING USE: AGRICULTURE
PROPOSED USE: AG-INDUSTRIAL
SEWER SERVICE: PRIVATE
WATER SERVICE: PRIVATE
STORM SERVICE: PRIVATE
GAS SERVICE: SO CAL GAS
ELEC. SERVICE: PG&E
REFUSE SERVICE: PRIVATE
TELEPHONE: ATT
FLOOD ZONE: X
OCCUPANCY: MIXED USE F-1/B
CONSTRUCTION: TYPE II-B

LEGEND:

(P) PROPOSED
(E) EXISTING
(F) FUTURE
ROW RIGHT OF WAY
PL PROPERTY LINE

PARKING:

TOTAL: 34 STALLS

ALLOWABLE BUILDING AREA

VARIABLES

A₁ = ALLOWABLE AREA (TABLE 506.2)
A₂ = TABULAR ALLOWABLE AREA FACTOR (NS, S1 OR S1R)
VALUE AS APPLICABLE (TABLE 506.2)
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE
WITH TABLE 506.2 FOR NON-SPRINKLERED BUILDINGS
(REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)
I₁ = AREA FACTOR INCREASE DUE TO FRONTAGE PERCENT AS
CALCULATED IN ACCORDANCE WITH SECTION 506.3
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR
OPEN SPACE HAVING MINIMUM DISTANCE OF 20'
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN
ACCORDANCE WITH SECTION 506.3.2

PROCESSING

EQUATION 5-1: A₁ = A₂ × (NS×I₁)
A₁ = 62,000 S.F. (TABLE 506.2)
NS = 15,500 S.F. (TABLE 506.2)
I₁ = .67 — SEE EQUATION 5-5 BELOW
F-1 USE
A₁ = 62,000 × (15,500 × .75)
A₁ = 62,000 × 11,625
A₁ = 73,625
EQUATION 5-5: I₁ = [FIP - .25]W/30
I₁ = [1177.5/1177.5 - .25]/30
I₁ = [.75]/1
I₁ = .75

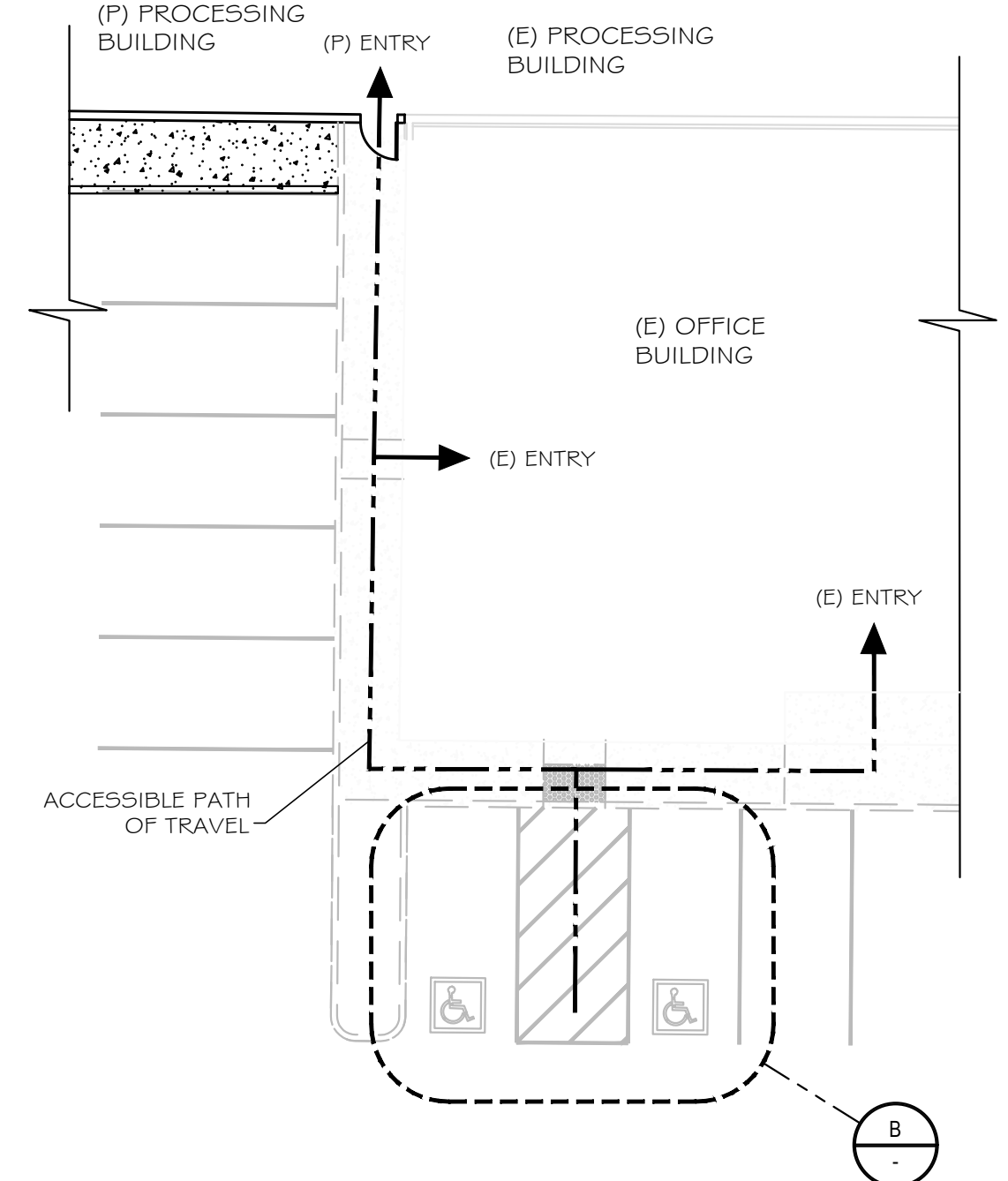
OFFICE

EQUATION 5-1: A₁ = A₂ × (NS×I₁)
A₁ = 92,000 S.F. (TABLE 506.2)
NS = 23,000 S.F. (TABLE 506.2)
I₁ = .43 — SEE EQUATION 5-5 BELOW
B USE
A₁ = 92,000 × (23,000 × .75)
A₁ = 92,000 × 23,000
A₁ = 115,000 S.F.
EQUATION 5-5: I₁ = [FIP - .25]W/30
I₁ = [282/282 - .25]/30
I₁ = [.75]/1
I₁ = .75

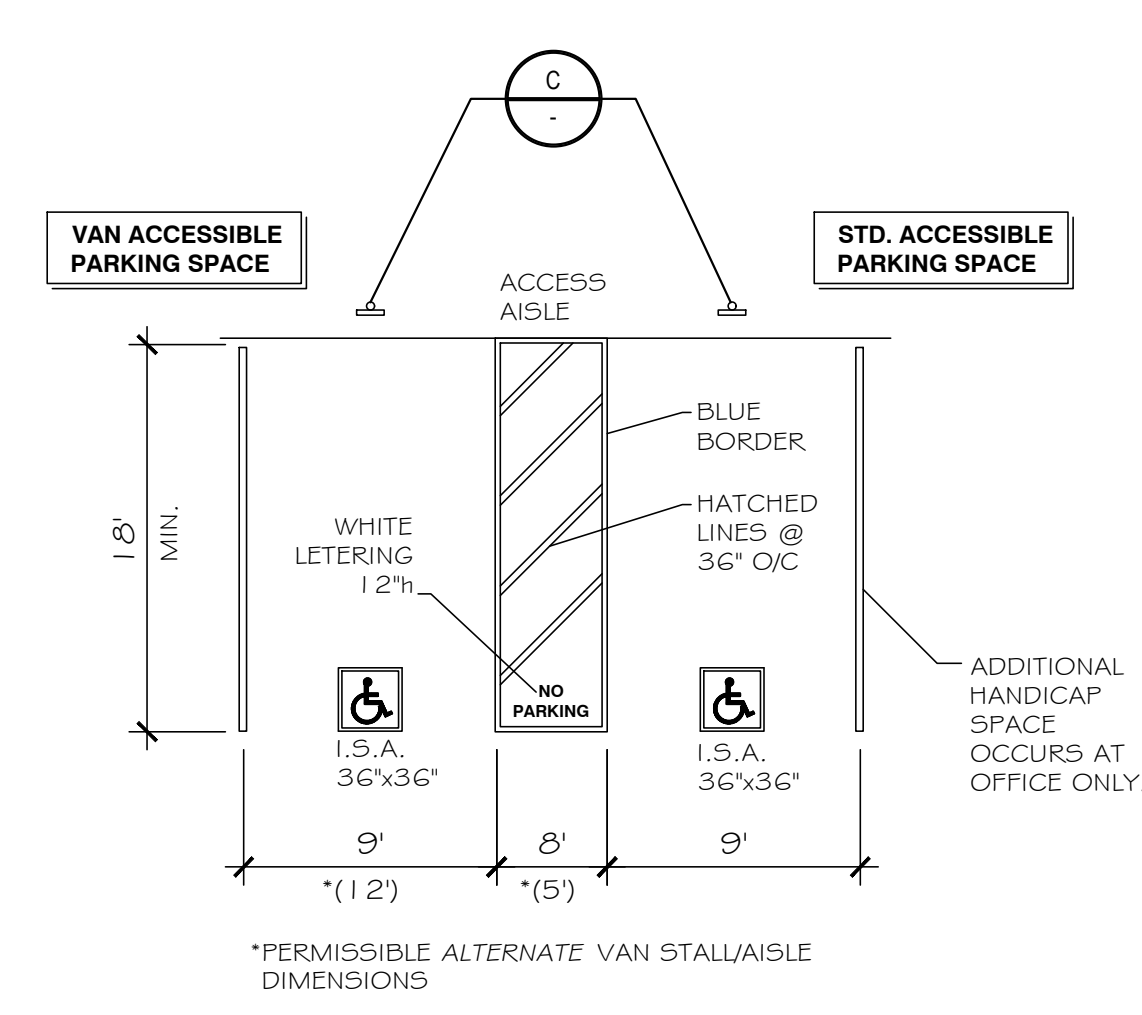
FOR F-1 OCCUPANCY
ALLOWABLE AREA = 73,625 S.F.
PROPOSED AREA = 68,828 S.F.

FOR B OCCUPANCY
ALLOWABLE AREA = 115,000 S.F.
PROPOSED AREA = 4,550 S.F.

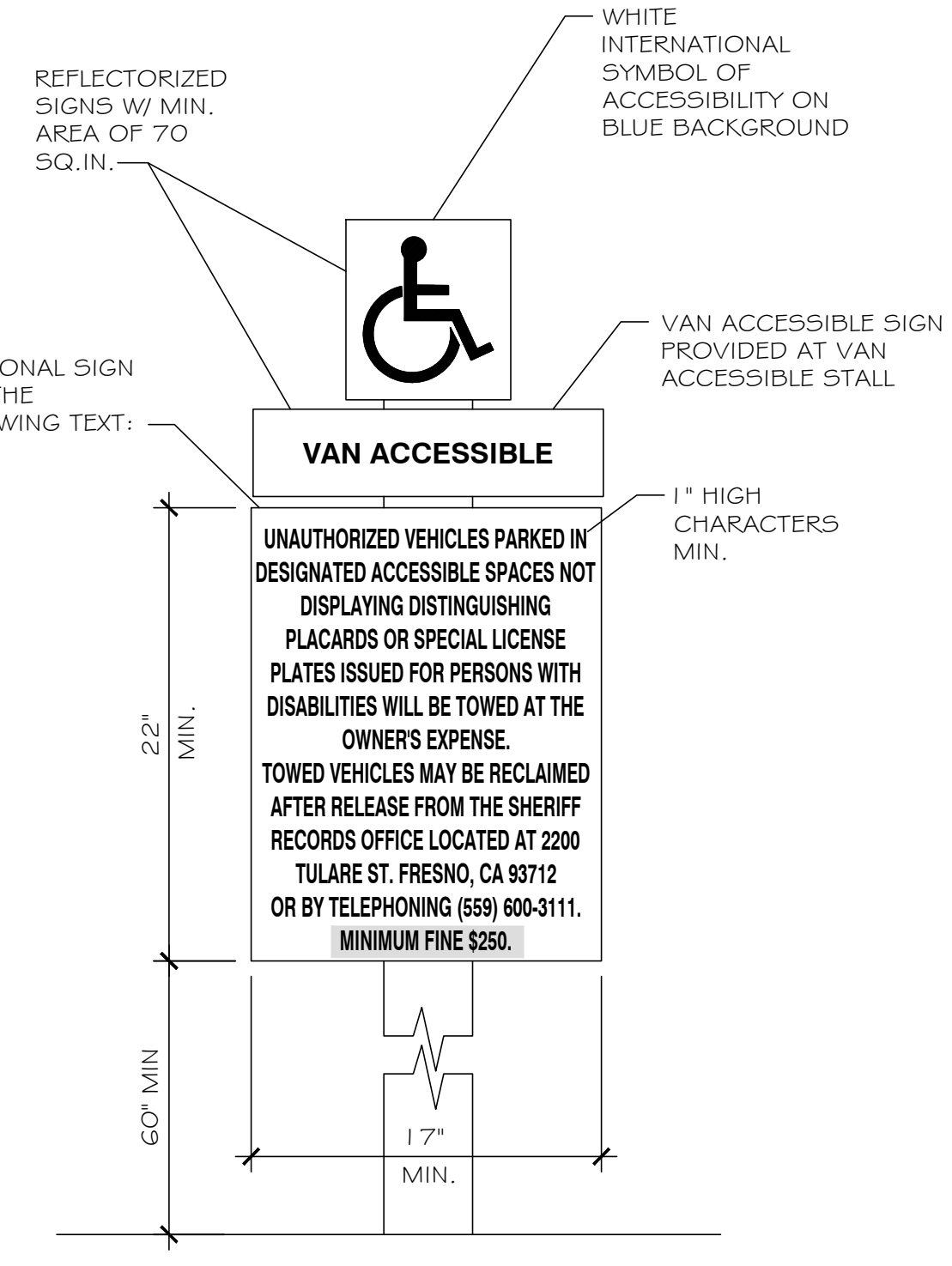
FOR WHOLE BUILDING
TOTAL ALLOWABLE AREA = 73,625 S.F.
TOTAL PROPOSED AREA = 73,378 S.F.



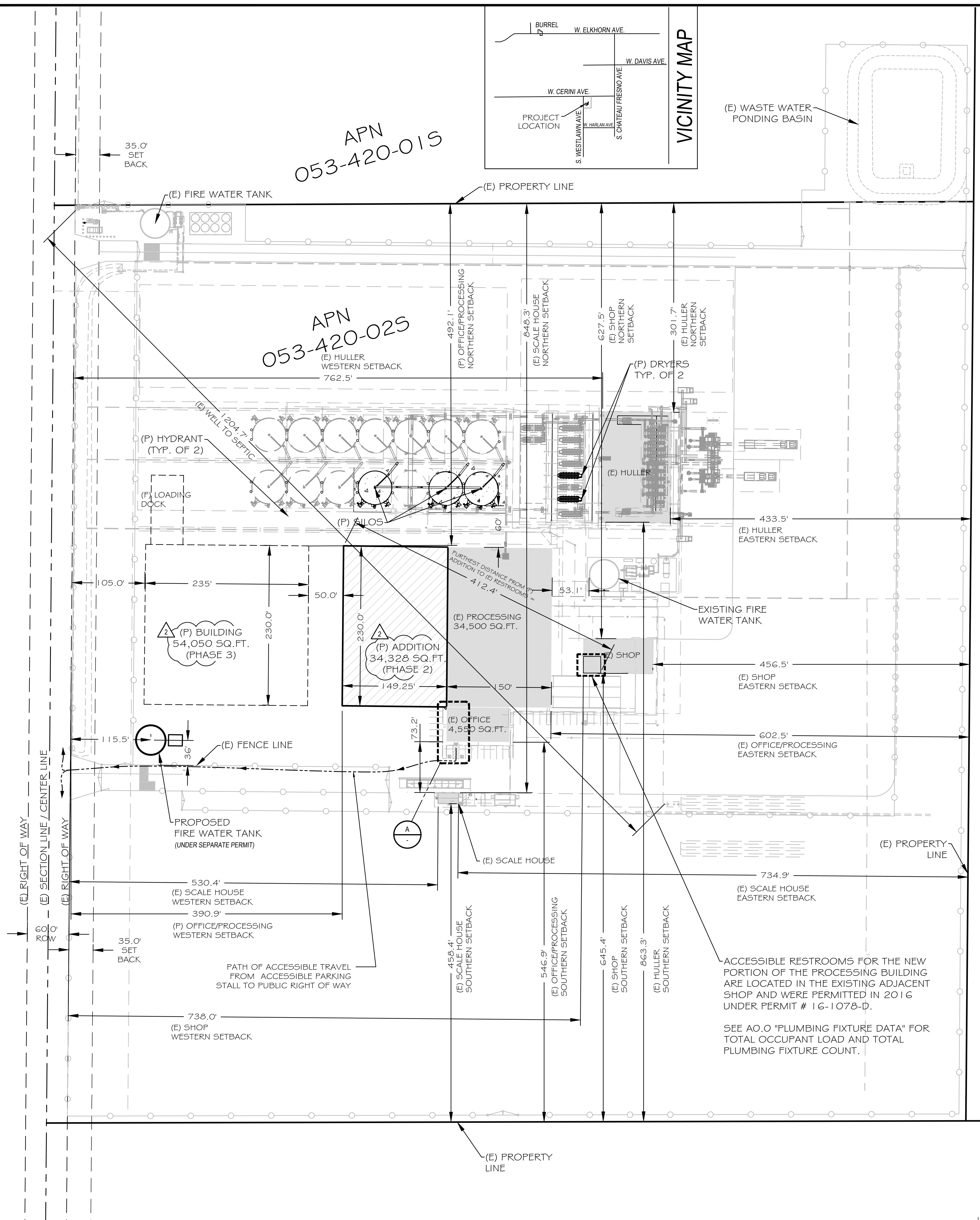
A PATH OF ACCESSIBLE TRAVEL
NO SCALE



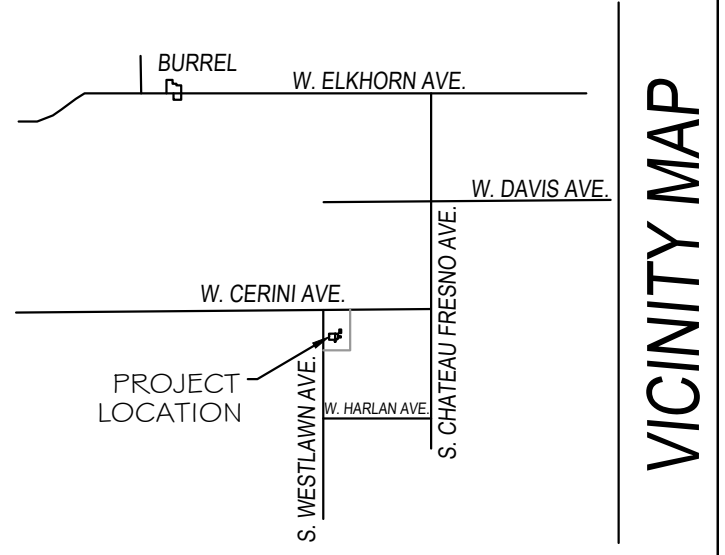
B ELNARGED (E) ADA PARKING STALL PLAN
NO SCALE



C (E) ADA PARKING STALL SIGNAGE
NO SCALE



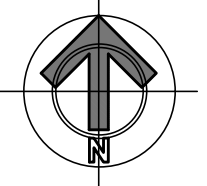
1 SITE PLAN
SCALE: 1"=80'



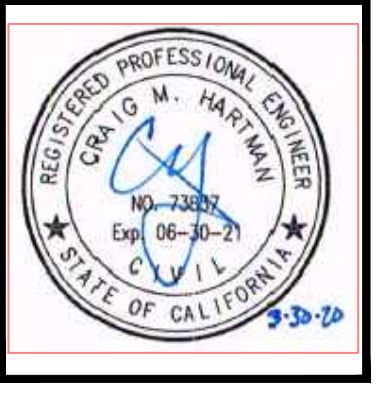
(E) WASTE WATER PONDING BASIN

APN
053-420-015

APN
053-420-025
(E) HULLER
WESTERN SETBACK
762.5'



REVISIONS	NO.	DATE	DESCRIPTION
1	C.H.	04/2/20	BACK CHECK
2	C.H.	05/28/20	FOR PERMIT

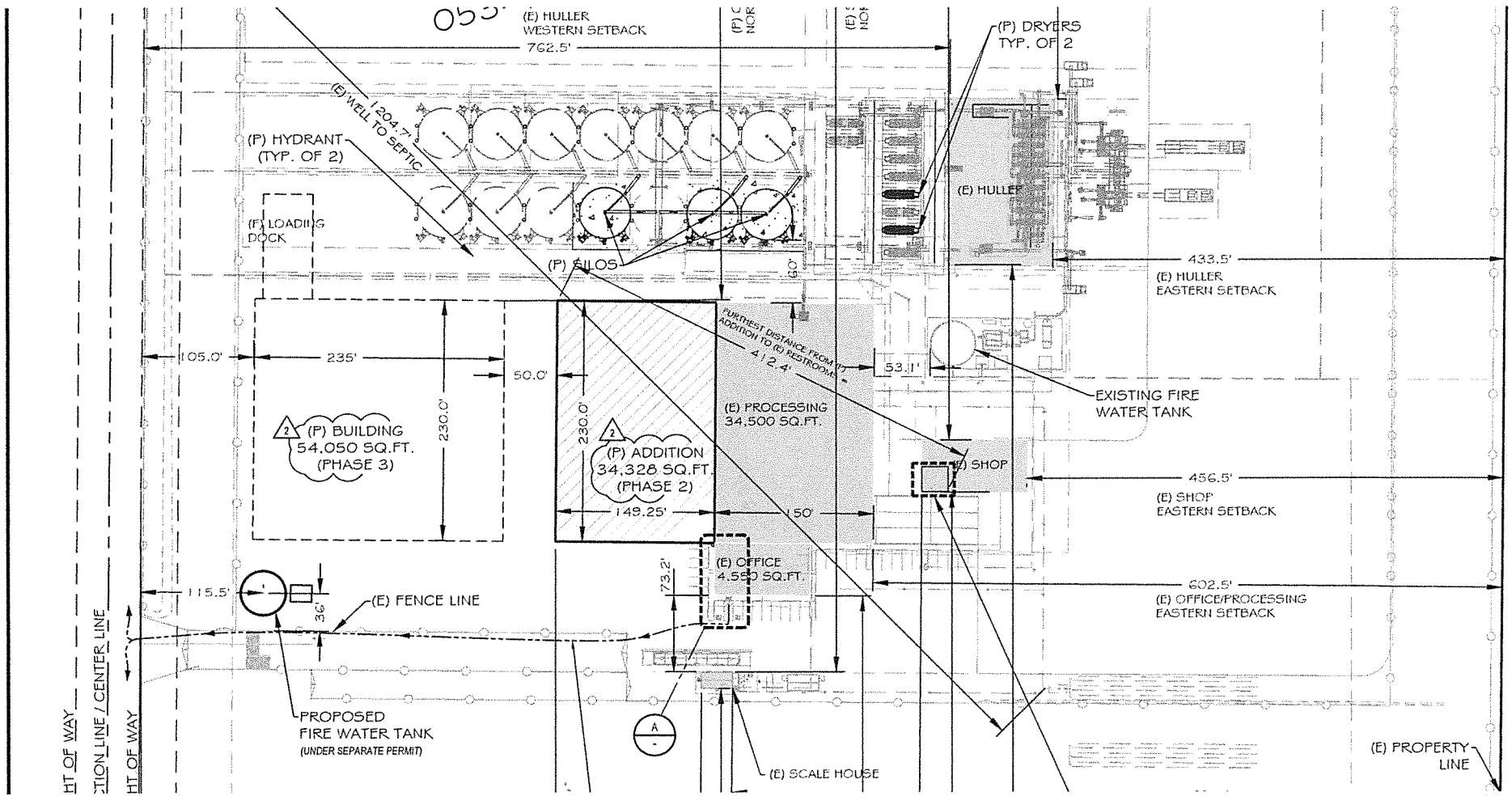


DESIGN ENGINEER:	DATE:	DATE:
CRAIG M. HARTMAN, P.E.	R.C.E. 73837	
APPROVED BY:		
	R.C.E.	

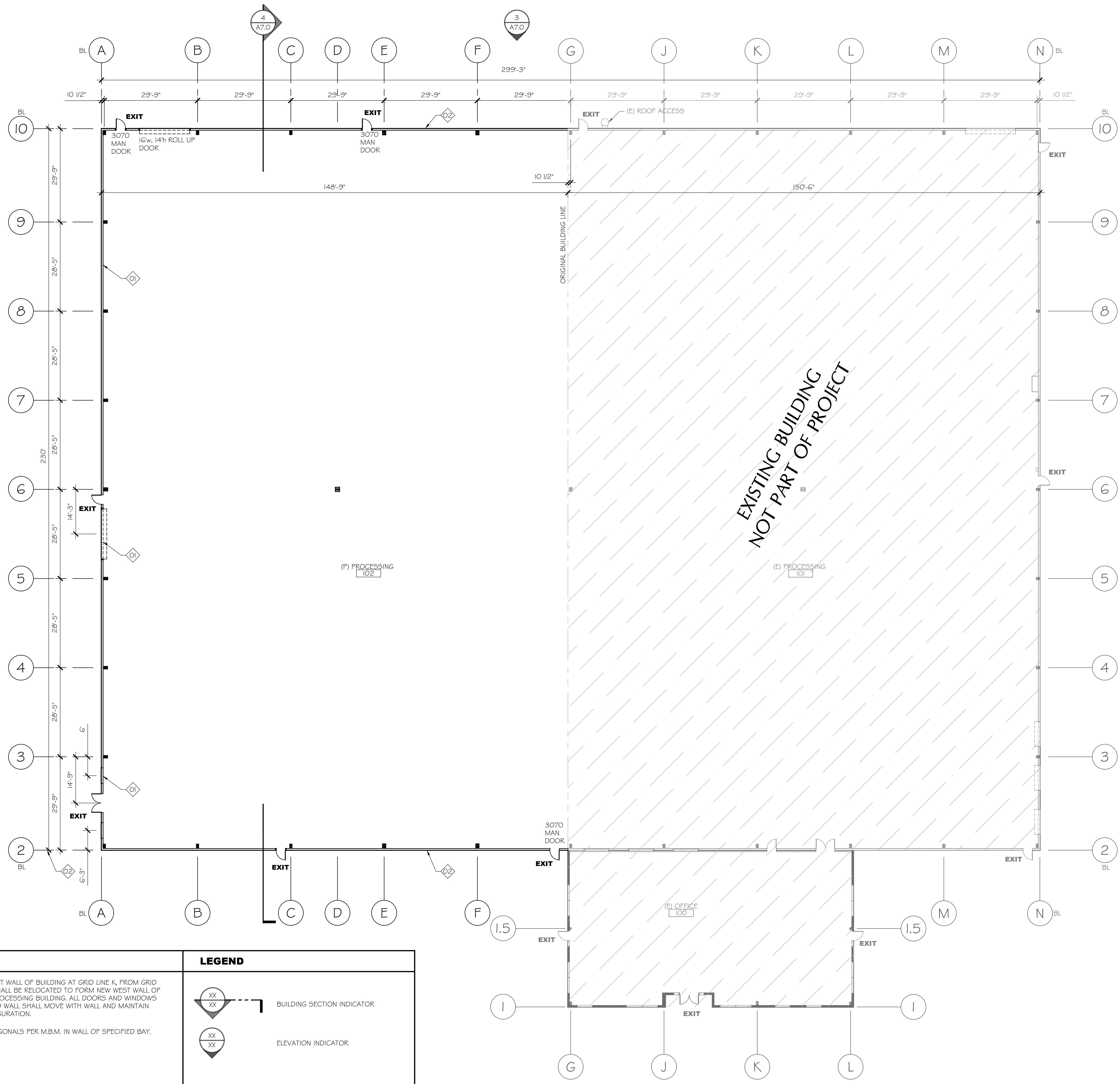
PREPARED BY:	
HARTMAN ENGINEERING 3121 W. CERES CT. VISALIA, CA 93291 (559) 563-0181	
H HARTMAN ENGINEERING	

IMPROVEMENT PLANS FOR:	
ERIKSSON LLC 3215 W HOWARD AVE VISALIA, CA 93277	
OVERALL SITE PLAN EXPANSION	

PLOT DATE:	05/28/20
JOB NO.:	17001
FILE NAME:	
SCALE:	AS SHOWN
SHEET NO.:	A0.1



SITE PLAN - ENLARGED



GENERAL NOTES

** ALL METAL BUILDING DETAILS AND SPECIFICATION ARE PROVIDED BY THE METAL BUILDING MANUFACTURER. SEE METAL BUILDING PLANS INCLUDED WITH THIS SET.

** THERE ARE **NO** PLUMBING SYSTEMS OR MECHANICAL SYSTEMS SCHEDULED FOR INSTALLATION IN PROPOSED PORTION OF PROCESSING BUILDING.

KEY NOTES

- ◊1 EXISTING WEST WALL OF BUILDING AT GRID LINE K, FROM GRID LINES 2-10 SHALL BE RELOCATED TO FORM NEW WEST WALL OF EXPANDED PROCESSING BUILDING. ALL DOORS AND WINDOWS IN RELOCATED WALL SHALL MOVE WITH WALL AND MAINTAIN SAME CONFIGURATION.
- ◊2 BRACING DIAGONALS PER M.B.M. IN WALL OF SPECIFIED BAY.

LEGEND



GENERAL NOTES

** ALL METAL BUILDING DETAILS AND SPECIFICATION ARE PROVIDED BY THE METAL BUILDING MANUFACTURER. SEE METAL BUILDING PLANS INCLUDED WITH THIS SET.

** THERE ARE **NO** PLUMBING SYSTEMS OR MECHANICAL SYSTEMS SCHEDULED FOR INSTALLATION IN PROPOSED PORTION OF PROCESSING BUILDING.

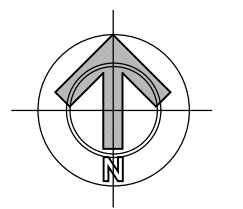
KEY NOTES

- ◊1 EXISTING WEST WALL OF BUILDING AT GRID LINE K, FROM GRID LINES 2-10 SHALL BE RELOCATED TO FORM NEW WEST WALL OF EXPANDED PROCESSING BUILDING. ALL DOORS AND WINDOWS IN RELOCATED WALL SHALL MOVE WITH WALL AND MAINTAIN SAME CONFIGURATION.
- ◊2 BRACING DIAGONALS PER M.B.M. IN WALL OF SPECIFIED BAY.

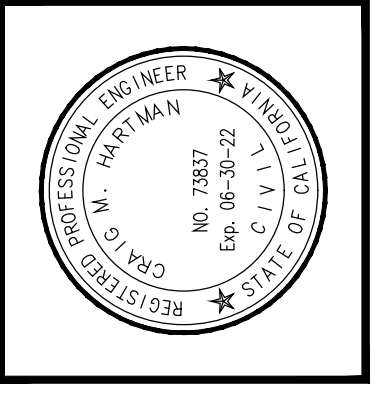
LEGEND



1 FLOOR PLAN
SCALE: 1/16"=1'-0"



REVISIONS	DATE	BY	DESCRIPTION

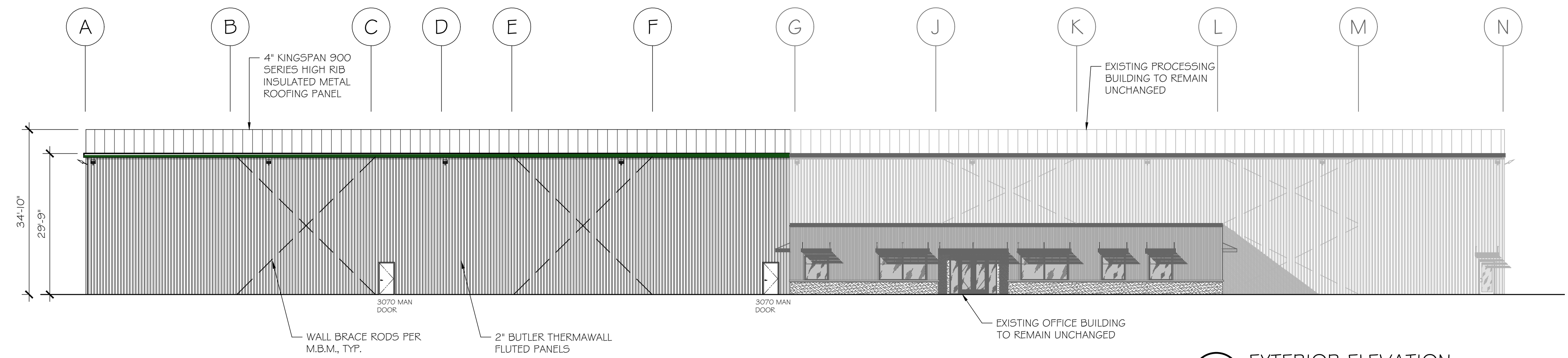


DESIGN ENGINEER	CRAIG M. HARTMAN, P.E.	R.C.E. 73837	DATE
APPROVED BY:			DATE

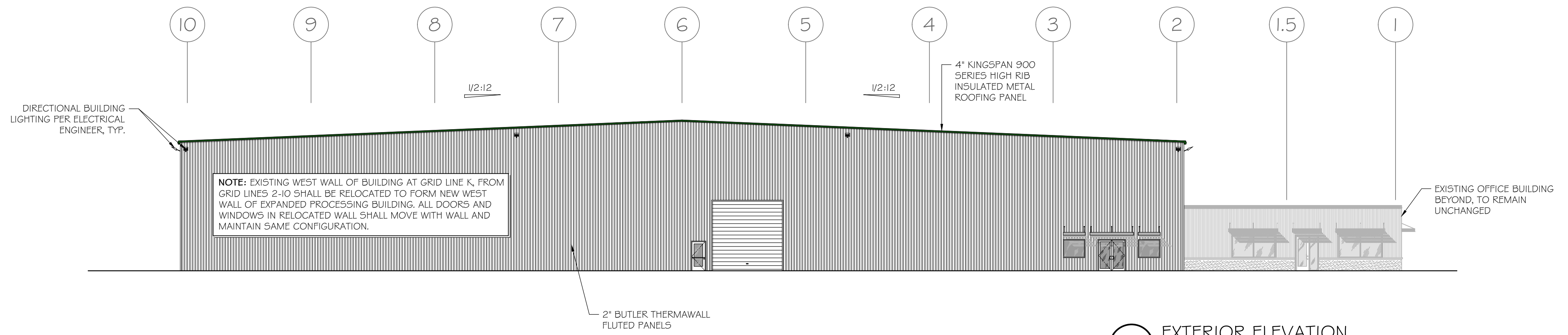
PREPARED BY:
HARTMAN ENGINEERING
3121 W. CERES CT.
VISALIA, CA 93291
(859) 563-0181

IMPROVEMENT PLANS FOR:
ERIKSSON LLC
3215 W HOWARD AVE
VISALIA, CA 93277
FLOOR PLAN

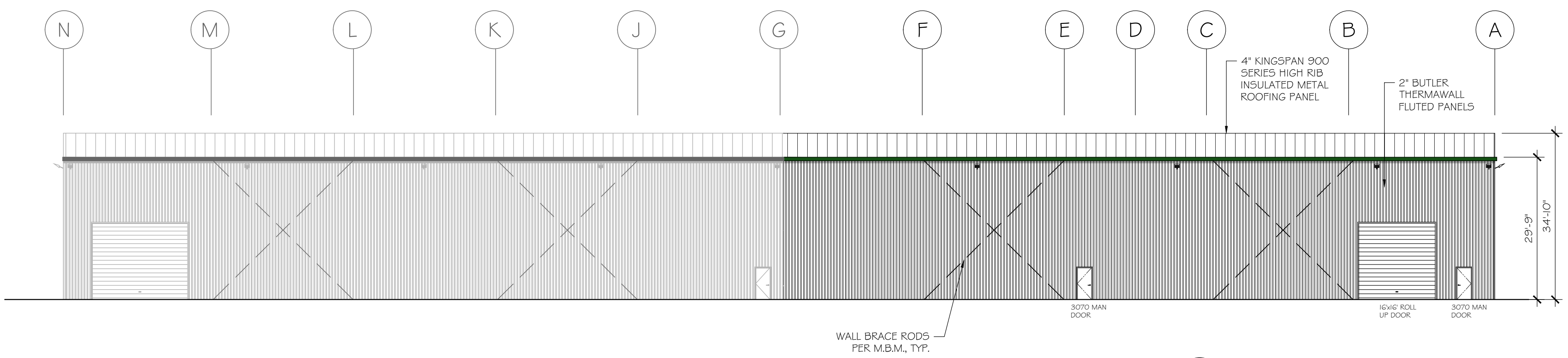
PLOT DATE:	9/25/19
JOB NO.:	17001
FILE NAME:	
SCALE:	AS SHOWN
SHEET NO.:	A3.0



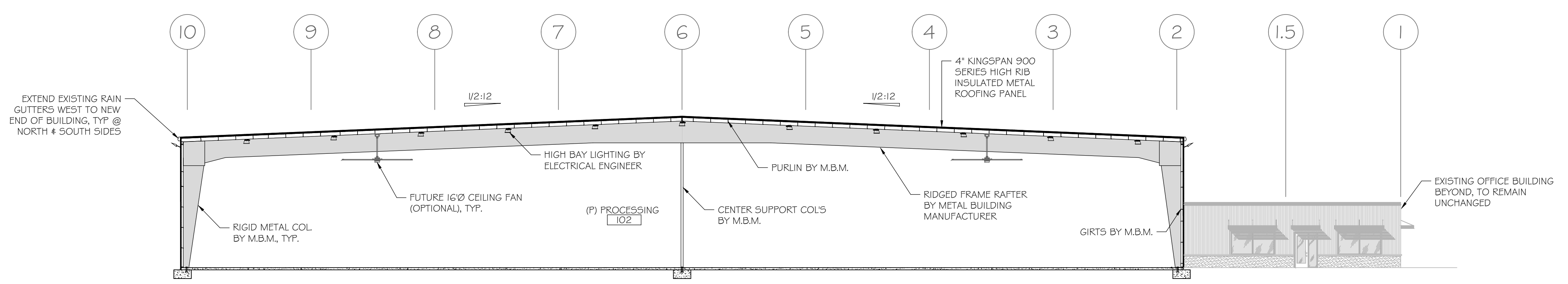
1 EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" SOUTH SIDE OF BUILDING



2 EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" WEST SIDE OF BUILDING

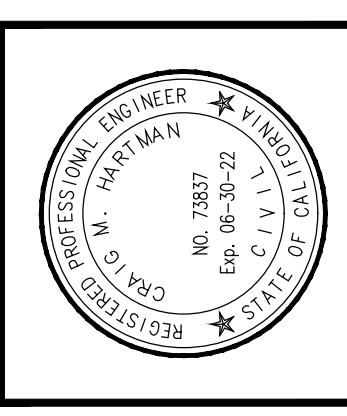


3 EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" NORTH SIDE OF BUILDING



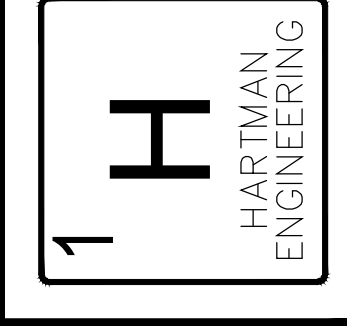
4 BUILDING SECTION
SCALE: 1/16"=1'-0" GRID LINE C.5 LOOKING EAST

REVISIONS	DATE	BY	DESCRIPTION



DESIGN ENGINEER	DATE	DATE
CRAIG M. HARTMAN, P.E.	R.C.E. 73837	R.C.E.
APPROVED BY:		

PREPARED BY:
HARTMAN ENGINEERING
3121 W. CERES CT.
VISALIA, CA 93291
(859) 563-0181



IMPROVEMENT PLANS FOR:
ERIKSSON LLC
3215 W HOWARD AVE
VISALIA, CA 93277
ELEVATIONS & SECTION

PLOT DATE:	9/25/19
JOB NO.:	17001
FILE NAME:	
SCALE:	AS SHOWN
SHEET NO.:	A7.0

ERIKSSON, LLC

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

Date: April 24, 2020

New CUP - #3661

Existing CUP #3505

Existing SPR #7999

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

Phase 1 (Existing) Hulling, Drying and Storage Operations

The existing hulling, drying and storage operation consists of two receiving pits a precleaning line, five 27 MMBtu natural gas fired dryers, one 1.4MMBtu natural gas fired sample dryer, seven storage silos, fourteen 4.2 MMBtu natural gas fired silo heaters and associated conveying and handling equipment. The operation consists of 45 to 50 days per year/two 12 - hour shifts per day of field harvested pistachios that are manually dumped from incoming trucks into the receiving pits. From the receiving pits, the nuts are conveyed through the precleaning and pre-hulling equipment to remove large pieces of debris such as leaves, twigs, blanks and loose hulls prior to the hulling process. Precleaning equipment includes, stick reels, aspirators, outfall tanks controlled by high efficiency cyclones and various conveyors and augers. After pre-cleaning, the nuts are routed through traditional wet hullers. After hulling, the nuts are transferred to float/sink tanks to separate product streams and then to the column dryers which reduce the moisture content to about 7%. The nuts are then conveyed to the temporary storage silos where they will continue to be monitored for moisture and mold. The pistachios in the silos are fumigated as needed under the existing fumigation permit. As the pistachios are sold, they are pulled from the silos, packaged and shipped out to customers. The total number of employees maxes out during the harvest at 45. During the off season, the number of employees decrease to 8-10 for the entire operation. Pistachio wash water for processing is accumulated in the wastewater pond, the water is discharged back to approximately 3787.26 acres of farmland that surrounds the pistachio hulling facility. In the proposed expansions (Phase2 and Phase 3), the number of hullers will not increase, the total volume of wash/processing water will not increase.

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

- One Processing Building Expansion - 230'x149.25'
- One Fire Protection Water Tank and Pump
- Two Additional Dryers approved by CUP 3505
- Three Additional Silos approved by CUP 3505

The expansion of the existing processing building will provide an additional 34,328 square feet of storage. With the expansion of the processing building, the main operations of the existing pistachio hulling facility Phase 1 will not change. In the proposed expanded area of the processing building, the area will be used to store bins and super sacks of processed pistachios that will be ready to ship to customers. In phase 2, the proposed project (CUP 3661) will not increase the overall processing volumes of the hulling facility, the goal is to make the hulling facility more efficient by adding dryers and silos in the hulling side of the facility and the proper amount of storage area in the warehousing side of the facility. In the past two full harvest seasons, with only Eriksson grown pistachios, the hulling facilities overall processing time was extended to process the design volumes of pistachios because of drying limitations. The processed pistachio silo volume was undersized as well. Processed pistachios had to be unloaded from silos and stored off site during the harvest period. The dryers were the bottleneck in the process flow of the huller. With the addition of the dryers and silos, the Magnuson pistachio peelers can run at rate dictated by the individual year's harvest and closer to a designed process flow rate. The dryers can run with full levels and we will have enough silo storage to handle the year's harvest for the season. In the past, loads of green pistachios from the field had to wait at the unloading pit until the hulling facility was able to receive the pistachios for processing. The most efficient way to operate a pistachio hulling facility is to be able to operate the peelers and dryers at full capacity. This optimizes electrical usage on the peelers and natural gas usage in the dryers. In the pistachio tree yield cycles, the pistachio trees yield differs each year because of the genetics of the trees. Typically, the trees have a high yield every other year. On a high yield year, the hulling facility is not at 100% throughput because of tree maturity and on off yield years the hulling facility will operate at 50% to 60%. During the harvest and non-harvest operations, the number of employees will be the same as in the original CUP 3505, 8-10 employees during non-harvest and up to 45 employees during harvest. With the implementation of phase 2, the overall traffic in the facility will not increase from previous years, in fact we expect the traffic to decrease with the added efficiencies to the facility.

Phase 3 (Proposed) – Warehouse Building with Fire Protection:

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

In phase 3, the proposed project (CUP 3661), addition of a 54,050 square foot building will add an additional processing phase to the facility. Pistachios from the warehouse will be conveyed into the new building where they will be sorted, sized, graded, pasteurized and packaged so that the pistachios can be sent straight to the retailers for sale to the public. With Phase 3 in place, instead of the total volume of pistachio product being shipped in a raw form, the pistachios will be shipped as a consumer ready product.

Note: The Fire Protection system for Phase 2 is adequate and approved by Fresno County Fire for this future building's fire protection. The warehouse building will be approximately 54,050 square feet, this building will consist of sorting and packaging equipment. The equipment will be automated and robotic with all the newest food processing technology to meet all food and health standards. The equipment will consist of:

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

The waste solids, hulls, leaves and stems are also put back onto the fields and disked into the soils near the trees for soils amendment. No change from the original CUP 3505.

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

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area consists of agricultural fields with sparse residential dwellings. The nearest single-family residence is located approximately 1,242 feet south and an animal shelter is located approximately 2,412 feet east of the project site.

The subject proposal would allow construction of two buildings with related improvements to facilitate the current pistachio processing operation on the property. Phase 1 of the project includes all the existing improvements on the property. The proposed Phase 2 includes a 34,328 square-foot processing building, a fire protection water tank with pumps, and the proposed Phase 3 includes a 54,050 square-foot warehouse building, a roaster to dry roast pistachios and a loading dock.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

The construction and operations of the project involving a 34,328 square feet processing building, a 54,050 square feet warehouse building with a dry roaster and other improvements would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}).

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

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

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

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

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

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

FINDING: NO IMPACT:

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

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

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

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

* **Mitigation Measure**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 2. Strong seismic ground shaking?
 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICATION IMPACT:

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

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

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

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

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

XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

FINDING: NO IMPACT:

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

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

XX. WILDFIRE

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

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

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

FINDING: NO IMPACT:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

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

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

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

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

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EXHIBIT 8
Conditions of Approval
Eriksson, LLC

Conditional Use Permit No. 3505

1. Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Commission.
2. Prior to occupancy, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.
3. To replenish the groundwater resources, processed wastewater from the facility shall be applied onto farmland to the maximum extent feasible at the location water was originally mined from to provide for the facility operation.
4. The Riverdale Irrigation District (RID) North Turner Ditch runs along the northern boundary of the parcel identified by APN 053-420-01S. RID has a 60-foot right-of-way at this section of the ditch. All facilities shall stay off of the North Turner Ditch right-of-way and no discharge water shall be placed in the District ditch.
5. Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniencies and discomfort associated with normal farm activities in the surrounding of the proposed development.
6. As required by the Consolidated Mosquito Abatement District, any and all wastewater/process water applied to farmland shall infiltrate within 48 hours of the application; ponds shall be rapidly filled and/or dewatered to preclude the growth of emergent vegetation and ponds to hold water in excess of seven days shall be designed to maintain water depths in excess of four feet to preclude invasive emergent vegetation; pond edges must be maintained free of excess vegetation to prevent harborage for mosquito breeding and so that mosquito fish and other predators are not inhibited; and, free and unencumbered access to the pond perimeter for vehicle and foot traffic shall be provided for inspection and mosquito control activities.
7. Drought-tolerant landscaping, including trees and shrubs, shall be provided on the property. A landscaping plan which illustrates landscaping and irrigation shall be submitted to the Department of Public Works and Planning for review and approval prior to the issuance of Building Permits. The landscaping shall be completed prior to occupancy. If the amount of landscaping provided to satisfy this requirement is equal to or greater than 500 square feet, the Applicant shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWEL0).
8. All unpaved parking and circulation areas shall be treated with dust palliative at all times to prevent the creation of dust by vehicles.

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

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**