



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: WTE Riverdale, LLC.
- APPLICATION NOS.: Initial Study No. 7872 and Unclassified Conditional Use Permit Application No. 3679
- DESCRIPTION: Allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline.
- LOCATION: The project site is located on the north side of West Kamm Avenue and is approximately 2.01 miles west of its nearest intersection with South Jameson Avenue and is approximately 8 miles southeast of the City of San Joaquin (APN 041-060-60S).

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 subject property is located in a mainly agricultural area. There are no scenic vistas or scenic resources affected by the project proposal. Per Figure OS-2 of the Fresno County General Plan, there are no scenic roadways near the project site.

- 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 point). 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 does propose development that could potentially degrade the existing visual character. Proposed development however, will be located approximately 2,700 feet north of public right-of-way. In considering the amount of space between the proposed development and public right-of-way that would be the source of the public views of the site, a less than significant impact is seen. As the use of the surrounding area is for agricultural use and an existing dairy is located in close proximity of the project site, the existing visual character of the area would not be negatively impacts by the proposed development.

- 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, proposed development will utilize outdoor lighting to illuminate key areas related to facility operations. It was also noted that lights would be directed downward and designed not create a nuisance. To ensure that a nuisance is not created from the utilization of outdoor lighting, a mitigation measure shall be implemented.

* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downward so as not to shine on adjacent properties or public right-of-way.*

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the 2016 Fresno County Important Farmland Map, the project site is located on or near land designated for Confined Animal Agriculture, Unique Farmland, and Prime Farmland. Proposed development related to the digester equipment will be located on land designated to Confined Animal Agriculture. The proposed pipeline is proposed to be located on land designated for Confined Animal Agriculture, Unique Farmland, and Prime Farmland. The pipeline will be constructed underground and will not convert Unique or Prime Farmland to non-agricultural use.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Policy Planning Section the project site encompasses multiple parcels currently enrolled in the Williamson Act Program. The portion of the parcel that will be utilized for the digester facility and related equipment will be required to be removed from the Williamson Act Program through the Nonrenewal process. Land that will be utilized for the biogas pipeline require review and clearance from the Policy Planning Section for compliance with provisions of the Williamson Act prior to construction. The nonrenewal process for the digester facility has been started by the Applicant and will be concluded if the project proposal is approved. Review of the Statement of Intended Use submitted for review has been cleared by the Policy Planning Section and was determined to be consistent with the Williamson Act. With the project compliant with the Williamson Act Program, there is no conflict with the zoning for agricultural use or Williamson Act Contract.

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

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

FINDING: NO IMPACT:

The project site is not located on or near forest land, timberland, or timberland zoned Timberland Production and will not result in the loss of forest land or conversion of forest land to non-forest use.

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

FINDING: LESS THAN SIGNIFICANT:

The project intends to utilize resources produced from the existing dairy and convert those resources into biogas. The digester facility and pipeline would not result in further conversion of farmland to non-agricultural use. An expansion of the proposed use could occur but would require further evaluation. In considering the existing Williamson Act Contract on the subject parcel, review of those impacts would be required, therefore a less than significant impact is currently seen as the proposed use would not propagate

further conversion, but any future expansion of the digester facility would be reviewed further for any impacts to farmland.

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: NO IMPACT:

The subject application was reviewed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD did not express concerns with the project to indicate that the project will conflict with or obstruct implementation of an applicable 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; or

- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The SJVAPCD did not provide concerns in the construction or operation of the proposed use in terms of increases in criteria pollutants. Descriptions of the proposed operation provided by the Applicant indicate that the use will reduce odors and emissions associated with the adjacent dairy and will have a beneficial impact compared to existing conditions. A backup/emergency flare system is proposed with the project and will be permitted by the SJVAPCD to ensure compliance with local regulations.

- D. Expose sensitive receptors to substantial pollutant concentrations; or

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

FINDING: NO IMPACT:

The nearest sensitive receptors are employee housing for the existing adjacent dairy. The employee housing is located approximately 2,965 feet south of the proposed digester facility and is not likely to be affected by the project proposal. Per the Applicant's description of the project, the facility will be processing the manure produced from the adjacent dairy and reduce odors and emissions when compared to existing

conditions. The proposed backup/emergency flare is proposed to be utilized only in needed circumstances and is only expected to be used less than 5% of the system operating time and during times of maintenance or unplanned events. The flare will require permitting from the SJVAPCD and Fresno County Department of Public Works and Planning.

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?

FINDING: NO IMPACT:

Per the California Natural Diversity Database, the project site and pipeline site are not encompassed within reported occurrences of a special status species. The project site is located in agricultural utilized land. A portion of the project site is used in conjunction with the existing dairy that is located adjacent to the project site. The pipeline will run westerly through agricultural land also. Due to the existing conditions of the project sites and human disturbance related to the existing uses, there is minimal likelihood that a special status species inhabits the project site.

- 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: LESS THAN SIGNIFICANT IMPACT:

Per the National Wetlands Inventory, the main digester facility and associated equipment is not located on or near identified wetlands. The pipeline, however, will cross through identified wetlands. The pipeline will be built underground along dirt access roads utilized for the surrounding agricultural operations. Aerial images and photographs of the proposed siting of the pipeline do not indicate the presence of wetlands as depicted by the National Wetlands Inventory. The identified wetlands are located within agricultural utilized land with the pipeline crossing through small portions of the wetland and will be constructed underground. Therefore, a less than significant impact is seen as the pipeline is constructed underground and after construction is completed, the disturbed ground will be designed back to pre-improvement conditions. No riparian habitat or other sensitive natural community was found on or near the project site.

- 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 located in the midst of agricultural operations including an existing dairy. The pipeline will be built underground and will not interfere with movement of a native resident or wildlife species. Therefore, the project will have no impact on the movement of a native resident or wildlife species. No wildlife corridor or native wildlife nursery site was identified on or near the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

No local or state policies or ordinances protecting biological resources were identified as being in conflict with the project proposal. No Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state Habitat Conservation Plan were identified on the project site and being in conflict with the project proposal.

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:

No historical or archaeological resources has been identified on the project site. A Cultural Survey Report prepared by ASM Affiliates, Inc. in December 2020. The study includes a background records search and literature review, an on-foot inventory of the study area, and preliminary assessment of any resources found within the subject property. Based on the results of the cultural resources survey conducted, no historical or archaeological resources of any kind were identified within the study area. Although

unlikely to occur, a mitigation measure will be implemented to properly address cultural resources should they be unearthed during ground-disturbing activities.

* **Mitigation Measure(s)**

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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The project proposes to develop a renewable energy facility utilizing dairy refuse from the nearby dairy operation. The facility will convert the resource to biogas and will be delivered via pipeline ultimately into the PG&E statewide gas grid. The facility will have a beneficial impact on energy resources by providing renewable natural gas into the state grid for utilization. Therefore, the project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources and will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: NO IMPACT:

Pre the Earthquake Hazard Zone Application and Figure 9-3 of the Fresno County General Plan Background Report, the project site is not located on or near a rupture of a known earthquake fault or earthquake hazard zone.

- 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 (FCGPBR), the project site is located in a low probabilistic seismic hazard area with a 10% probability in 50 years. Associated development will be built to current building code, which will take into account safe building practices that will decrease adverse effects resulting from seismic ground shaking and seismic-related ground failure.

- 4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located in area identified as moderate or high landslide hazard.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will result in development that will increase the amount of impervious surface which will amount to some loss of topsoil. The project site is located in flat agricultural land, therefore hazardous conditions due to soil erosion is not expected to occur. The pipelines aspect of the project will not result in substantial soil erosion or loss of topsoil as the pipeline is proposed to be underground and buried with native fill.

- 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:

No geologic unit or soil was identified on the project site as being considered unstable.

- 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 FCGPBR, the project site could potentially be located on or near areas identified as containing Expansive Soils. Development would be dictated by the current building code for safe construction. Further review of the proposed development will occur to ensure that construction of the proposed improvements will meet building code and safety standards while also addressing safety standards should high potential of expansive soils be identified on the project site. The existing dairy use also suggest that safe development on the site can occur.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; or
- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

Soils on the project site were not identified as being incapable of support the use of septic tanks or alternative wastewater disposal systems. The current proposal does not include the development of a septic system or alternative wastewater disposal system. There were no paleontological resource or site or unique geologic feature identified on the project site.

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

FINDING: NO IMPACT:

Per the Applicant, the project will have a beneficial impact on greenhouse gas emissions by reducing the amount of GHG emissions from the existing dairy by 152,654 Metric Tons of Carbon Dioxide Emissions (MTCO_{2e}). The calculations were derived from the GHG Benefits Calculator Tool found on the California Department of Food and Agriculture (CDFA) and developed by the California Air Resources Control Board (CARB). This model has been developed by CARB for use as a GHG avoidance calculator as part of the CDFA dairy digester grant program. The model is designed as a two step process that utilized project-specific data to forecast GHG avoidance as express in metric tons over a 10-year period. As stated, the results of the modeling for the project show that a GHG avoidance over a ten-year period is 152,654 MTCO_{2e}. This analysis and modeling data has been routed to the San Joaquin Valley Air Pollution Control District. Due to the reduction of GHG emissions from existing conditions, and no concerns expressed from reviewing agencies and departments, the

project could have a net beneficial impact on GHG emissions and will have not generate GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation.

VIII. 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?

FINDING: NO IMPACT:

The project proposes to utilize refuse produced from the cattle on the adjacent dairy site to produce pipeline quality and compliant biomethane gas for delivery via a proposed pipeline to an existing California Energy Exchange (CEE) pipeline connection point. The project proposal will be made to comply with state and local regulations for the handling of any hazardous materials. In addition to state and local regulations for handling hazardous materials, the digester process is subject to additional standards and permitting to ensure safe handling and operation of the proposed facility. Therefore, a significant hazard to the public or environment is not expected.

- 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: NO IMPACT:

Aerial images of the site suggest that the nearest sensitive receptor is located approximately 2,965 feet south of the subject site. Per the Department of Public Health, Environmental Health Division, the project proposal will be subject to local and State regulations. Those regulations include the proper handling and reporting of any hazardous material to be utilized on the property with reports filed with the Department of Public Health. There are no existing or proposed schools within a one-quarter mile 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:

According to the NEPAAssist database, the project site is not a listed hazardous materials site on the subject site. Additionally, there are no listed hazardous material sites located within a half-mile of the project site.

- 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

There is no public airport or public use airport within two miles of the project site and therefore would not result in a safety or excessive noise issue for people residing or working in the project area.

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

FINDING: NO IMPACT:

Reviewing agencies and departments provided no indication that the project would result in impairment of implementation of physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project proposal to indicate that the project would result in significant risk of loss, injury or death involving wildland fires. The project site is located in an agricultural area with a dairy operation located directly south. There is no indication of increased wildland fire risk.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Central Valley Regional Water Quality Control Board (RWQCB) has reviewed the subject application and provided comments regarding waste discharge requirements pertaining to the dairy operation that will be fueling the proposed digester facility. The requirements provided by the RWQCB will be implemented as mitigation measures to ensure water quality and waste discharge requirements are met and that the project will not violate any state or local standard. No other reviewing agency or department expressed concern with the project to indicate that the project would violate water quality standards or waste discharge requirements.

* **Mitigation Measure(s)**

1. *The subject Maddox Dairy facility is currently regulated under the Central Valley Regional Water Quality Control Board adopted Waste Discharge (WDR) for Maddox Dairy LTD et.al, Order No. R5-2008-003. Per the Provision E.3 of the WDR Order R5 2008-003, the discharger (Dairy owner/Operator) shall submit a complete Report of Waste Discharge in accordance with the CWC 13260 at least 140 days prior to any material change or proposed change in the character, location, or volume of the discharge including an expansion of the facility, addition of waste storage facilities or equipment, closure of the facility, or development of any new treatment technology. The operational statement provided for the project indicates that a different digester treatment technology to be developed than the technology in the WDR Order R5-2008-003. Due to this change in treatment technology, the Discharger shall submit Report of Waste Discharge in accordance with Provision E.3 of the WDR Order R5-2008-003.*

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant, water utilization is expected to be minimal as the operation of the facility does not utilize water outside of maintenance of the site. The water source will be the onsite well. Review of the estimated water usage by the State Water Resources Control Board, the North Fork Kings Groundwater Sustainability Agency (GSA), and the Water and Natural Resources Division did not express concern with the project in terms of the project resulting in substantial decreases in groundwater supply or interference of groundwater recharge. Therefore, the project is expected to have a less than significant impact.

C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?

1. Result in substantial erosion or siltation on- or off-site;

FINDING: NO IMPACT:

The project does propose development that would introduce additional impervious surfaces to the subject site. The project site is located on flat agricultural land with an existing dairy operation located directly south. The project will be built to current building and safety code standards. There is no stream or river that would be affected by the project and would not result in substantial erosion or siltation. The proposed pipeline project will be built underground with after construction conditions being similar to existing conditions.

2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project development will be subject to building and grading permits to ensure compliance with state and local standards. Although the addition of impervious surface will occur, this will not result in substantial amounts of surface runoff which could result in on-site or off-site flooding or exceed capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff. The digester facility and other equipment will be enclosed within buildings and would not increase polluted runoff.

4. Impede or redirect flood flows?

FINDING: NO IMPACT:

Per FEMA FIRM Panel C2575H, the project site is not located within a special flood hazard area and is designated Zone X, Area of Minimal Flood Hazard. Therefore, the project will not impede or redirect flood flows.

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

FINDING: NO IMPACT:

The subject site per FEMA FIRM Panel C2575H is not located in an identified flood hazard area. There are no bodies of water located in vicinity of the project site that would indicate tsunami or seiche zone risk.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The State Water Resources Control Board, the Regional Water Quality Control Board, the North Fork Kings Groundwater Sustainability Agency and the Water and Natural Resources Division did not express concern with the project proposal to indicate a conflict with a water quality control plan or sustainable groundwater management plan. Per the Regional Water Quality Control Board, waste discharge permit requirements will need to be addressed as there is a change in the current operation of the existing dairy in conjunction with the current proposal. Compliance is sought via a Mitigation Measure, and therefore would not be conflicting with a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The subject site is located directly north of an existing dairy operation and among agricultural operations. There is no established community that would be physically divided by the project site.

- 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:

Development in Fresno County is required to be consistent with the Fresno County General Plan. Goal LU-A reads "To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County' economic development goals." This goal relates to the environmental impacts of the loss of farmland.

The subject parcel is enrolled in the Williamson Act Program. Review of the proposed use by the Policy Planning Section resulted in the determination that the anaerobic digester facility is no considered a compatible use on land enrolled in the Program. Therefore, the areas proposed for the anaerobic digester and biogas upgrading facility within the subject parcel must be removed from the program through the Nonrenewal Process. It was determined by review of the Statement of Intended Uses for parcels affected by the pipeline project that the pipeline are allowed without any further Williamson Act requirements.

As the proposed use has been determined to be incompatible with the Williamson Act Program, the nonrenewal process for the contract establishes a 10-year wind-down period during which time the applicant is still subject to the terms of the agreement. The Applicant has already filed the non-renewal. The loss of approximately 2.23 acres for the digester and biogas upgrading facility of contracted agricultural land is not a significant loss of agricultural resources and has a less than significant impact based on the identified goal of conservation of agricultural productive land.

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 7-7 and 7-8 of the Fresno County General Plan Background Report, the project site is not located on or near identified mineral resource locations of mineral producing locations. Therefore, the project will not result in the loss of availability of a known mineral resource or mineral resource recovery site.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant's Operational Statement, the facility will be running continuously when operation commences. The project does have the potential to generate a permanent increase in ambient noise levels. However, all potential noise generating equipment related to the operation will be conducted within an enclosed building. The Department of Public Health, Environmental Health Division has reviewed the application and noted that the use shall comply with the Noise Element of the Fresno County General Plan and Fresno County Noise Ordinance. No concerns were expressed by reviewing agencies and departments to indicate the proposed operation and equipment would exceed established ambient noise level standards. Aerial images of the subject site indicate that there are no sensitive receptors in the immediate vicinity of the project site. The nearest sensitive receptor are single-family residences located approximately 2,970 feet south of the project site. In considering comments provided by reviewing agencies and departments and the distance between the project site and nearest sensitive receptor, a less than significant impact is seen due to the increase in noise levels likely to occur from the proposed operation.

- 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; or

FINDING: NO IMPACT:

No private airstrip, airport land use plan, public airport or public use airport is located within two miles of the project site.

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 proposes an anaerobic digester and biogas upgrade facility. Per the Operational Statement, the operation will employ up to one person to operate the facility. The use takes advantage of the existing dairy operation. The project will not induce a substantial unplanned population growth and will not displace people or housing necessitating construction of replacement housing elsewhere.

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 public services?

- 1. Fire protection;

FINDING: NO IMPACT:

The Fresno County Fire Protection District has reviewed the project proposal and did not express concern to indicate that the project will result in the provision or construction of government facilities to maintain acceptable service ratios, response times or other performance objectives.

- 2. Police protection;

- 3. Schools;

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that project development will adversely affect public services.

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 proposes to create a digester facility and is not expected to result in population growth in the area to increase use of parks or recreational facilities. The project would not increase the use of existing neighborhood and regional parks and would not require the construction or expansion of recreational facilities.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: NO IMPACT:

Review of the project by the Road Maintenance and Operations Division and the Design Division did not provide determination that the project proposal would conflict with a program, plan, ordinance, or policy addressing the circulation system. Kamm Avenue is a County-maintained road and is classified as an Arterial Road in the Fresno County General Plan. Per the Applicant, there is minimal traffic generated from operation of the proposal with one full time employee being on site to oversee and manage the digester facility. The minimal increase of traffic generated from the proposal would not conflict with the County's maintained circulation system.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the proposed traffic generation did not trigger any thresholds that would require the preparation of a Traffic Impact Study. In considering that one full time

employee is associated with the project, an increase in vehicle miles traveled will technically occur. However, the increase as stated, did not trigger a threshold to require the preparation of a Traffic Impact Study and is expected to have a less than significant impact in terms of traffic generation and vehicle miles traveled. The project does not conflict with or be inconsistent with CEQA Guidelines Section 15064.3 subdivision(b).

- 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: LESS THAN SIGNIFICANT IMPACT:

Reviewing agencies and departments did not express concern with the project proposal to indicate that design of the facility would increase hazards due to a design feature or incompatible use. The Design Division did provide recommendation of a Traffic Management Plan to address potential impacts during the construction phase of this project, this recommendation will be implemented as a Condition of Approval. Aerial images of the project site indicate that the proposed site is located approximately 2,620 feet north of West Kamm Avenue. There appears to be an access road off Kamm Avenue that will provide access to the project site. Although a Traffic Management Plan is recommended, the project site is located distant from County right-of-way and would have little impact on traffic during project construction. Therefore, a less than significant impact is seen during project construction.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the project to indicate that the proposal will result in inadequate emergency access. The Fresno County Fire Protection District did not provide comment to suggest that the project will result in inadequate emergency access. Additionally, the project will be subject to current fire and building code for emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1. 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 WITH MITIGATION INCORPORATED:

Per Assembly Bill 52 (AB 52), the subject application was routed to participating California Native American Tribes and given the opportunity to enter into consultation with the County on the project. A request for consultation was received by the Santa Rosa Rancheria Tachi Yokut Tribe. A Cultural Survey was prepared by the Applicant and submitted to the Santa Rosa Rancheria Tachi Yokut Tribe for review. The prepared Cultural Survey conducted a records search with the Southern San Joaquin Valley Archaeological Information Center and the NAHC Sacred Lands Files, and also conducted a field survey of the site. The study concluded that no historical or archaeological resources of any kind were identified within the study area. No additional concerns were received from the Santa Rosa Rancheria Tachi Yokut Tribe after review of the prepared Cultural Survey and consultation was closed. Although no tribal cultural resources were discovered during the Cultural Survey, a mitigation measure will be implemented to address a cultural resource in the event they are unearthed during ground-disturbing activities related to the project.

* **Mitigation Measure(s)**

1. See Section V. Cultural Resources A., B., C., Mitigation Measure #1

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:

The project consists of an anaerobic digester and biomethane facility that will produce pipeline quality and compliant biomethane gas for delivery to a California Energy Exchange (CEE) point of pipeline interconnection. The produced biomethane will ultimately be delivered by CEE into the PG&E statewide gas grid. A pipeline is also proposed with the project connecting the proposed facility to the existing CEE pipeline and will span approximately two miles. The construction of the pipeline is not expected to have a significant impact on the environment. The pipeline will be compliant with current building code standard. Land under Williamson Act Contract has been identified as being affected by the pipeline. The proposal has been found to be compliant with the Williamson Act and would not have an impact on the agricultural land. Additionally,

consultation under Assembly Bill 52 determined that the pipeline project would not have a significant impact on cultural resources on or near the project site.

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

FINDING: NO IMPACT:

The State Water Resources Control Board and the Fresno County Water and Natural Resources reviewed the subject application and did not express concern to indicate that the project would not have sufficient water supplies available to serve the project.

- 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: NO IMPACT:

Per the Applicant's Operational Statement, the project does not anticipate the construction of additional wastewater treatment systems. Liquid waste, as a product of the proposed use will be repurposed for the dairy-owner farmlands in proximity of the project site and is not destined for the existing private wastewater treatment system.

- 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: NO IMPACT:

The subject proposal does anticipate an increase in solid waste. A portion of the solid waste produced from the project will be repurposed for the existing dairy operation and surrounding farmland. Other portions of the solid waste will be recycled or disposed of in accordance with applicable laws and regulations. Review of the proposal did not indicate that the project will generate solid waste in excess of state of local standards and will comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

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

- 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:

Per the 2007 Fresno County Fire Hazard Severity Zones in LRA Map prepared by the California Department of Forestry and Fire Protection, the subject site is not located in areas designated as very high fire hazard severity zone and is not located in a state responsibility area.

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: NO IMPACT:

The subject site is located on disturbed land utilized for the existing dairy operation. The surrounding area is used for agricultural operations further indicating human disturbance that would deter occupation of the site by special status species. The project would not substantially degrade the quality of the environment or reduce habitat for a wildlife species below self-sustaining levels. It was also determined that there were no identified historical or cultural resources in proximity of the project site.

- 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:

No cumulative considerable impact were identified in this analysis. Identified impacts related to Aesthetics, Cultural Resources, Hydrology and Water Quality, and Tribal Cultural Resources were determined to have a less than significant impact on the environment with implementation of mitigation measures.

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

FINDING: NO IMPACT:

No substantial adverse effects on human beings, either directly or indirectly were identified in this analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3679, 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 Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire.

Potential impacts related to Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Land Use Planning, Noise, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Hydrology and Water Quality, and Tribal Cultural Resources have determined to be less than significant with compliance with listed Mitigation Measures.

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

TK

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County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study No. 7872 and Unclassified Conditional Use Permit Application No. 3679

2. Lead agency name and address:

County of Fresno Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

3. Contact person and phone number:

Thomas Kobayashi
(559) 600-4224

4. Project location:

The project site is located on the north side of West Kamm Avenue and is approximately 2.01 miles west of its nearest intersection with South Jameson Avenue and is approximately 8 miles southeast of the City of San Joaquin.

5. Project sponsor's name and address:

Stephen Dvorak
WTE Riverdale, LLC.
P.O. Box 143
Chilton, WI 53014

6. General Plan designation:

Agriculture

7. Zoning:

AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline.

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

Directly south of the project site is an existing dairy operation. The majority of the surrounding area is utilized for agricultural operations.

10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)

Fresno County Department of Public Works and Planning
Central Valley Regional Water Quality Control Board
Fresno County Department of Public Health

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Per Assembly Bill 52 (AB 52), participating California Native American Tribes were notified of the subject application and given the opportunity to enter into consultation with the County on the project. That Santa Rosa Rancheria Tachi Yokut Tribe requested consultation. A Cultural Survey was produced by the Applicant and reviewed by the consulting tribal government. No further concerns were received by staff after review of the Cultural Survey. Consultation was concluded with the Santa Rosa Rancheria Tachi Yokut Tribe as no cultural resources was identified in the Cultural Survey and no additional concerns were expressed by the tribal government.

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

DEVELOPMENT SERVICES DIVISION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

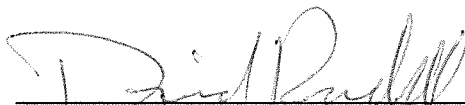
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation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

PERFORMED BY:

REVIEWED BY:



Thomas Kobayashi, Planner



David Randall, Senior Planner

Date: 4/8/21

Date: 4.9.21

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7872 and
Unclassified Conditional Use Permit
Application No. 3679)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 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?
- 2 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

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

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 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?

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR

Fresno County Zoning Ordinance

Important Farmland 2016 Map, State Department of Conservation

Phase I Survey December 2020, ASM Affiliates, Inc.

Calculation of GHG Avoidance for Dairy Digester to RNG Project September 22, 2020, WTE, LLC.

Fresno County Fire Hazard Severity Zones in LRA 2007 Map, State Department of Forestry and Fire Protection

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Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 7872 and Unclassified Conditional Use Permit Application No. 3679

Lead Agency: Fresno County Department of Public Works and Planning Contact Person: Thomas Kobayashi
Mailing Address: 2220 Tulare Street, 6th Floor Phone: (559) 600-4224
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: San Joaquin
Cross Streets: North side of West Kamm Avenue approximately 2.01 miles west of South Jameson Ave. Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 613.07
Assessor's Parcel No.: 041-060-60S (Main Digester Site) Section: 17 Twp.: 16S Range: 18E Base:
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Anaerobic Digester Facility

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Dairy and Agriculture / AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) / Agricultural

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

Allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".


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

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

Starting Date April 9, 2021 Ending Date May 9, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Fresno County</u>	Applicant: <u>WTE Riverdale, LLC., Stephen Dvorak</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>P.O. Box 143</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Chilton, WI 53014</u>
Contact: <u>Thomas Kobayashi</u>	Phone: _____
Phone: <u>(559) 600-4224</u>	

Signature of Lead Agency Representative:  **Date:** 4/8/21

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



E202110000628

County of Fresno

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

FILED
APR 08 2021 TIME 4:00pm
By Jessica Munda
FRESNO COUNTY CLERK
Jessica Munda DEPUTY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 7872 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 7872 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3679 filed by **WTE RIVERDALE, LLC.**, proposing to allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline. The project site is located on the north side of West Kamm Avenue and is approximately 2.01 miles west of its nearest intersection with South Jameson Avenue and is approximately 8 miles southeast of the City of San Joaquin (SUP. DIST. 4) (APN 041-060-60S). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7872, and take action on Unclassified Conditional Use Permit No. 3679 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7872 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from April 9, 2021 through May 9, 2021.

Email written comments to TKobayashi@FresnoCountyCA.gov, or mail comments to:

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

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IS No. 7872 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Thomas Kobayashi at the addresses above.

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

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20.

Instructions about how to participate in the meeting will be posted to:

<https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*
- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission*

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until after the meeting has concluded.

If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at imoreno@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on May 20, 2021, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Thomas Kobayashi (559) 600-4224

Published: May 20, 2021

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 7872	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): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): WTE Riverdale, LLC.	Project Title: Unclassified Conditional Use Permit Application No. 3679		
Project Description: Allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3679, 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 Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire. Potential impacts related to Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Land Use Planning, Noise, Transportation, and Utilities and Services Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Hydrology and Water Quality, and Tribal Cultural Resources have determined to be less than significant with compliance with listed Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – April 9, 2021		Review Date Deadline: Planning Commission – May 20, 2021	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study No. 7872 and Unclassified Conditional Use Permit Application No. 3679

Location: The subject parcel is located The project site is located on the north side of West Kamm Avenue and is approximately 2.01 miles west of its nearest intersection with South Jameson Avenue and is approximately 8 miles southeast of the City of San Joaquin (SUP. DIST. 4) (APN 041-060-60S).

Sponsor: WTE Riverdale, LLC.

Description: Allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline.

This is to advise that the County of Fresno (Lead Agency Responsible Agency) has approved the above described project on May 20, 2021, and has made the following determination:

1. The project **will** **will not** have a significant effect on the environment.
2. An Environmental Impact Report (EIR) **was not** prepared for this project pursuant to the provisions of CEQA. / A Mitigated Negative Declaration **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures **were** **were not** made a condition of approval for the project.
4. A statement of Overriding Consideration **was** **was not** adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Thomas Kobayashi, Planner
(559) 600-4224 / TKobayashi@FresnoCountyCA.gov

Date

TK
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DRAFT



County of Fresno

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

DATE: June 10, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Martin Querin/Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Melissa Cregan
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist
U.S. Department of Agriculture, Natural Resources Conservation Service, Excelsior Kings River Resource Conservation District, Attn: Paul Peschel, General Manager
NAS Lemoore, NAVFAC, Public Works Lemoore, Attn: John Dirickson
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez
CA Department of Toxic Substance Control (CEQA unit), Attn: Dave Kerezias
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/

Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources
Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
North Fork Kings GSA, Attn: Charlotte Gallock, Director of Water Resources at
cgallock@krcd.org
Kings River Conservation District, Attn: Rick Hoelzel
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Thomas Kobayashi, Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7872 and Unclassified Conditional Use Permit Application
No. 3679

APPLICANT: WTE Riverdale, LLC.

DUE DATE: June 25, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District (APN 041-060-60S). Additional adjacent parcels will be utilized in support of the dairy digester facility with specified uses listed in Table 1 of the attached Project Description.

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

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

We must have your comments by **June 25, 2020**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email TKobayashi@FresnoCountyCA.gov.

TK
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Activity Code (Internal Review): 2384

Enclosures



Date Received: 6/4/20 CUP 3679
IS 7872
(Application No.)

Fresno County Department of Public Works and Planning

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

UCUP to Allow dairy digester and connection to existing Pipeline for RNG.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: North side of West Kamm Avenue
 between Jameson and Highway 145
 Street address: 12840 West Kamm Avenue

APN: 041-060-60s Parcel size: 613.07 acres Section(s)-Twp/Rg: S 17 - T 16 S/R 18 E

ADDITIONAL APN(s): 041-060-037s / 041-060-064s / 041-060-23s / 040-090-05s / 041-060-65s

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

Stephen Maddox	12840 West Kamm Ave	Riverdale	CA	93656
Owner (Print or Type)	Address	City	Zip	Phone
WTE Riverdale, LLC	P.O. Box 143	Chilton	WI	53014
Applicant (Print or Type)	Address	City	Zip	Phone
Stephen Dvorak	P.O. Box 143	Chilton	WI	53014
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: info@wte.llc

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3679 Fee: \$ 9,123.00
 Application Type / No.: Pre-App 19-109637 Fee: \$ -247.00
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 PER/Initial Study No.: IS 7872 Fee: \$ 5,151.00
 Ag Department Review: _____ Fee: \$ 93.00
 Health Department Review: _____ Fee: \$ 932.00
 Received By: Thomas H. Invoice No.: 130228 TOTAL: \$ 15,112.00

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: _____

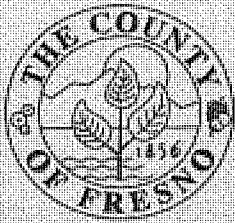
SEWER: Yes / No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): _____
 Zone District: AE-20
 Parcel Size: 613.07 Acres

APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____



Development Services
and
Capital Projects
Division

Mail to:
Bill Graham
PO Box 142
Chilton, WI 53014

Pre-Application Review

Department of Public Works and Planning

NUMBER: 19-109637
APPLICANT: WTE RIVERDALE LLC
PHONE: (920) 849-9797

PROPERTY LOCATION: SEC 17- 16/18
APN: 041 - 080 - 60s ALCC: No Yes # FSZ 04-95043 VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes

LOT STATUS:
Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# _____ Initiated _____ In process _____
Map Act: () Lot of Rec. Map; () On '72 rolls; Other PLA 92-41; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes _____ DISTRICT: _____ PERMIT JACKET: No Yes
FMFCD FEE AREA: Outside () District No.: _____ FLOOD PRONE: No Yes
PROPOSAL Unclassified Conditional Use Permit to install a dairy digester to produce renewable energy on existing dairy.

COMMENTS:
ORD. SECTION(S): 853 B-14 BY: R. Sanchez DATE: 12/20/19

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Agriculture</u> () GPA: _____ () JMINOR VA: _____	COMMUNITY PLAN: _____ () JAA: _____ (X) HD: <u>\$ 992.00</u>
REGIONAL PLAN: _____ (X) CUP: <u>\$9,123.00</u> (X) AG COMM: <u>\$ 99.00</u>	SPECIFIC PLAN: _____ () JDRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () JVA: _____ (X) IS/PER: <u>\$ 5,151.00</u>	SPHERE OF INFLUENCE: _____ () JAT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () JTT: _____ () Other: _____	

COMMENTS: _____
Filing Fee: \$ 15,359.00
Pre-Application Fee: _____ - \$247.00
Total County Filing Fee: \$ 15,112.00

FILING REQUIREMENTS:	OTHER FILING FEES:
<input checked="" type="checkbox"/> Land Use Applications and Fees	() Archaeological Inventory Fee: <u>\$75 at time of filing</u>
<input checked="" type="checkbox"/> This Pre-Application Review form	(Separate check to Southern San Joaquin Valley Info. Center)
<input checked="" type="checkbox"/> Copy of Deed / Legal Description	<input checked="" type="checkbox"/> CA Dept. of Fish & Wildlife (CDFW): <u>(\$50) (\$50+\$2,406.78)</u>
<input checked="" type="checkbox"/> Photographs	(Separate check to Fresno County Clerk for pass-thru to CDFW.)
() Letter Verifying Deed Review	Must be paid prior to IS closure and prior to setting hearing date.)
<input checked="" type="checkbox"/> IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.	
<input checked="" type="checkbox"/> Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
<input checked="" type="checkbox"/> Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
<input checked="" type="checkbox"/> Project Description / Operational Statement (Typed)	
() Statement of Variance Findings	
() Statement of Intended Use (ALCC)	
() Dependency Relationship Statement	
() Resolution/Letter of Release from City of _____	
Referral Letter # _____	

BY: Thomas Kobayashi DATE: 12/23/19
PHONE NUMBER: (559) 600 - 4924

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
() COVENANT (X) SITE PLAN REVIEW
() MAP CERTIFICATE (X) BUILDING PLANS
() PARCEL MAP (X) BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES () SCHOOL FEES
(X) ALUC or ALCC () OTHER (see reverse side)

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

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COUNTY OF FRESNO
JUN 04 2020
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION OVER.....

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COUNTY OF FRESNO

JUN 04 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. IS 7872

Project No(s). CUP3679

Application Rec'd.:
6/4/20

GENERAL INFORMATION

1. **Property Owner :** Stephen Maddox **Phone/Fax** (559) 866-5308

Mailing Address: 12863 West Kamm Riverdale, CA 93656
Street City State/Zip

2. **Applicant :** WTE Riverdale, LLC **Phone/Fax:** (920) 849-9797

Mailing Address: P.O.Box 143 Chilton WI, 53014
Street City State/Zip

3. **Representative:** Stephen Dvorak **Phone/Fax:** (920) 849-9797

Mailing Address: P.O. Box 143 Chilton WI, 53014
Street City State/Zip

4. **Proposed Project:** Develop an anaerobic digester project at the dairy that will use manure to produce renewable natural gas.

5. **Project Location:** Maddox Dairy

6. **Project Address:** 12840 West Kamm Riverdale, CA 93656

7. **Section/Township/Range:** 17 / 16 South / 18 East 8. **Parcel Size:** 613.07 acres

9. **Assessor's Parcel No.** 041-060-60s **OVER.....**

10. Land Conservation Contract No. (If applicable): _____

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

_____	LAFCo (annexation or extension of services)	<u> X </u>	SJVUAPCD (Air Pollution Control District)
_____	CALTRANS	_____	Reclamation Board
_____	Division of Aeronautics	_____	Department of Energy
<u> X </u>	Water Quality Control Board	_____	Airport Land Use Commission
_____	Other _____		

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Dairy
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
 See project description and site plan attached

Describe the major vegetative cover: Dairy. Location of digester will be on existing manure drying pad area.

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:
 No

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

North: Agriculture / Farmland

South: Dairy

East: Dairy + Agriculture / Farmland

West: Agriculture / Farmland

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

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

19. **Transportation:**

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

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

B. **Daily traffic generation:**

<i>I. Residential - Number of Units</i>	<u>None</u>
<i>Lot Size</i>	<u> </u>
<i>Single Family</i>	<u> </u>
<i>Apartments</i>	<u> </u>

<i>II. Commercial - Number of Employees</i>	<u>One</u>
<i>Number of Salesmen</i>	<u> </u>
<i>Number of Delivery Trucks</i>	<u>One</u>
<i>Total Square Footage of Building</i>	<u>4,000</u>

III. Describe and quantify other traffic generation activities: Periodic delivery or removal
of project-related materials or products.

20. Describe any source(s) of noise from your project that may affect the surrounding area: Compressors,
blowers and coolers may emit up to 90db at 3 ft distance from equipment. No noise should be noticeable at property line.

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

22. Describe the probable source(s) of air pollution from your project: Low NOx boilers will heat the digester. Permeate (primarily CO2) from
vent on upgrading skid. Methane from venting of off-spec gas less than 500 hours/year. Deminimis methane from gas chromatograph and analyzer.

23. Proposed source of water:
(X) private well
() community system³--name: _____ *OVER.....*

24. Anticipated volume of water to be used (gallons per day)²: Minimal. Water to be used for maintenance of site only.

25. Proposed method of liquid waste disposal:
(x) septic system/individual
() community system³-name _____

26. Estimated volume of liquid waste (gallons per day)²: 175,000 gallons/day of digestate and 400 gallons/day of condensate.

27. Anticipated type(s) of liquid waste: Digestate is not a waste. It's a nutrient-rich product used to fertilize crops. Condensate and digestate will be directed via the dairy's irrigation system to dairy-owned crop land in compliance with the dairy's nutrient management plan.

28. Anticipated type(s) of hazardous wastes²: none

29. Anticipated volume of hazardous wastes²: none

30. Proposed method of hazardous waste disposal²: n/a

31. Anticipated type(s) of solid waste: Digestate solids, sand/grit, iron oxide media, activated carbon

32. Anticipated amount of solid waste (tons or cubic yards per day): one cubic yard/week on average

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): de minimis

34. Proposed method of solid waste disposal: Digested solids will be used as cow bedding or soil amendment

35. Fire protection district(s) serving this area: Fresno County Fire Protection District

36. Has a previous application been processed on this site? If so, list title and date: Yes. 2004.

37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No

38. If yes, are they currently in use? Yes _____ No _____

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

Stephen Dwork member
SIGNATURE

5/28/2020
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

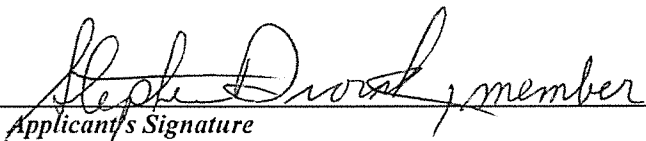
State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County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

The following projects are exempt from the fees:

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

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

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


Applicant's Signature


Date

G:\14360DEVs&PLN\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX



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JUN 04 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Stephen Dvorak, PE
Agent Name (Print or Type)

WTE-Riverdale, LLC
Company Name (Print or Type)

P.O. Box 143
Mailing Address

Chilton, WI 53014
City / State / Zip Code

920-849-9797
Phone Number

info@wte.llc
Email Address

041-060-608
Project APN

12840 W Kamm Ave,
Riverdale, CA 93656
Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Anaerobic digestion of dairy cattle slurry, producing a treated digestate,
quality animal bedding and biogas purified to pipeline quality for use
as a renewable transportation fuel.

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.

SD Maddox
Owner Signature

6/2/2020
Date

Stephen Maddox
Owner Name (Print or Type)

(559) 866-5308
Phone Number

sdmaddox@yahoo.com
Email Address

* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&P\In\FORMS\F410 Agent Authorization 8-14-19.doc

AGENT AUTHORIZATION
ADDITIONAL PROPERTY LIST

041-060-37S

Project APN

12840 W Kamm Ave,
Riverdale, CA 93656

Project Street Address

041-060-64S

Project APN

12840 W Kamm Ave,
Riverdale, CA 93656

Project Street Address

041-060-23S

Project APN

12840 W Kamm Ave,
Riverdale, CA 93656

Project Street Address

040-090-05S

Project APN

12840 W Kamm Ave,
Riverdale, CA 93656

Project Street Address

Project APN

Project Street Address

Project APN

Project Street Address

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SUBDIVIDED LAND IN SEC'S. 16,17,18,19,20&21, T.16S., R.18E., M.D.B.& M.

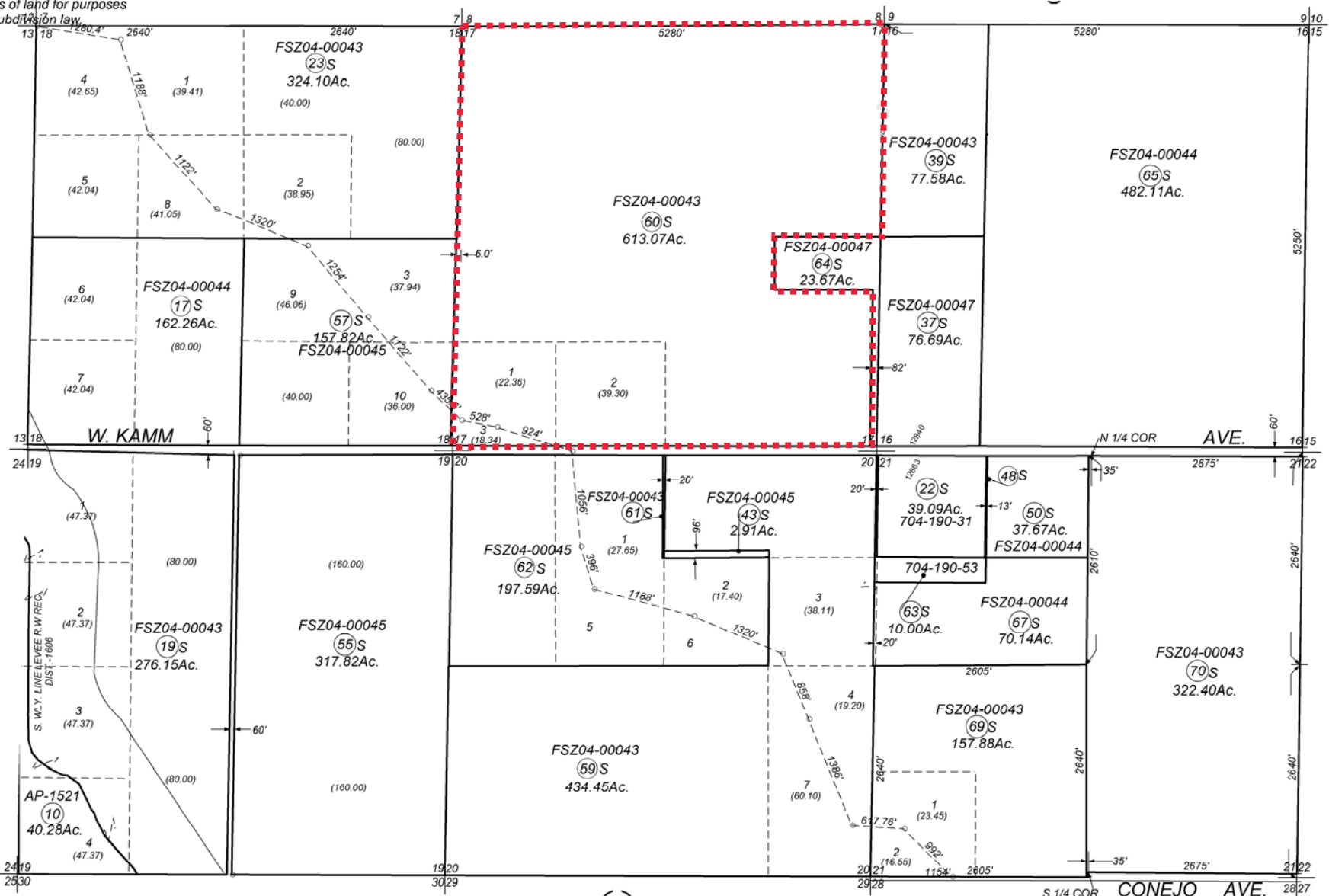
-NOTE- This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

(02)



(Bk. 040)

(07)



Agricultural Preserve

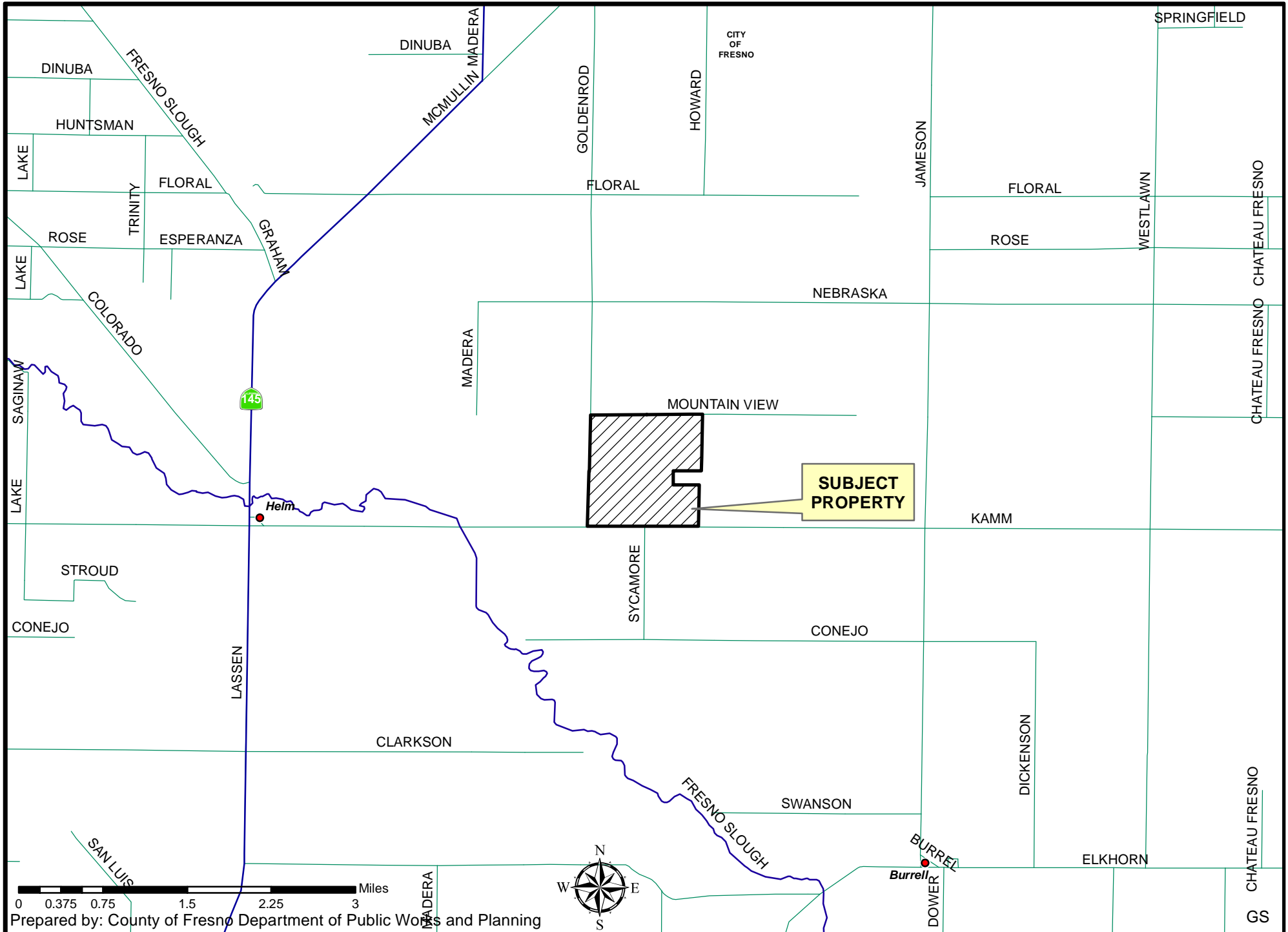
(10)

S 1/4 COR CONEJO AVE. Assessor's Map Bk.041 - Pg.06 County of Fresno, Calif.

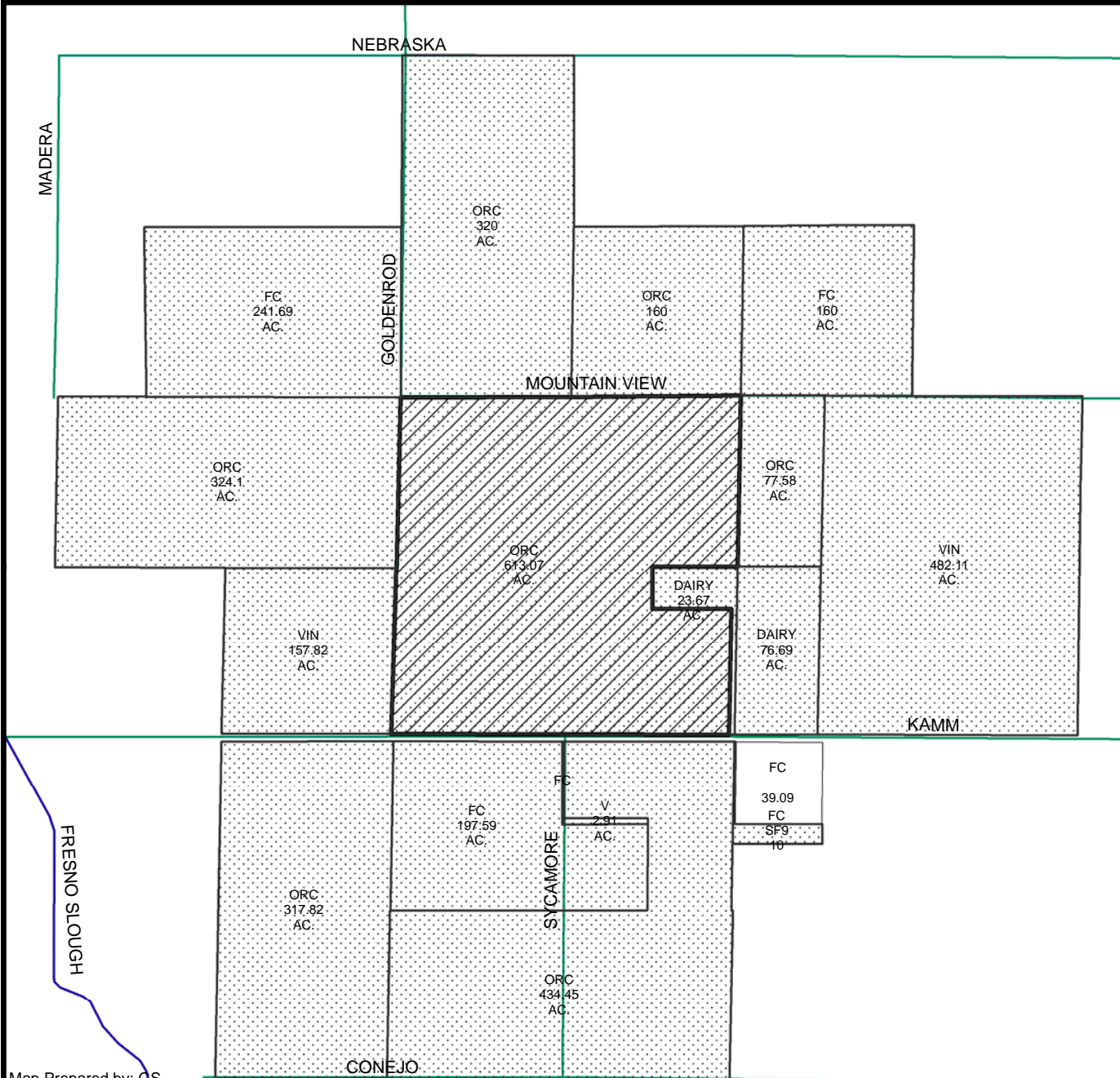
4/15/2020

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

LOCATION MAP



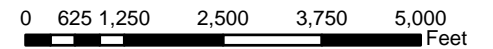
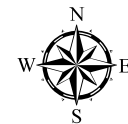
EXISTING LAND USE MAP



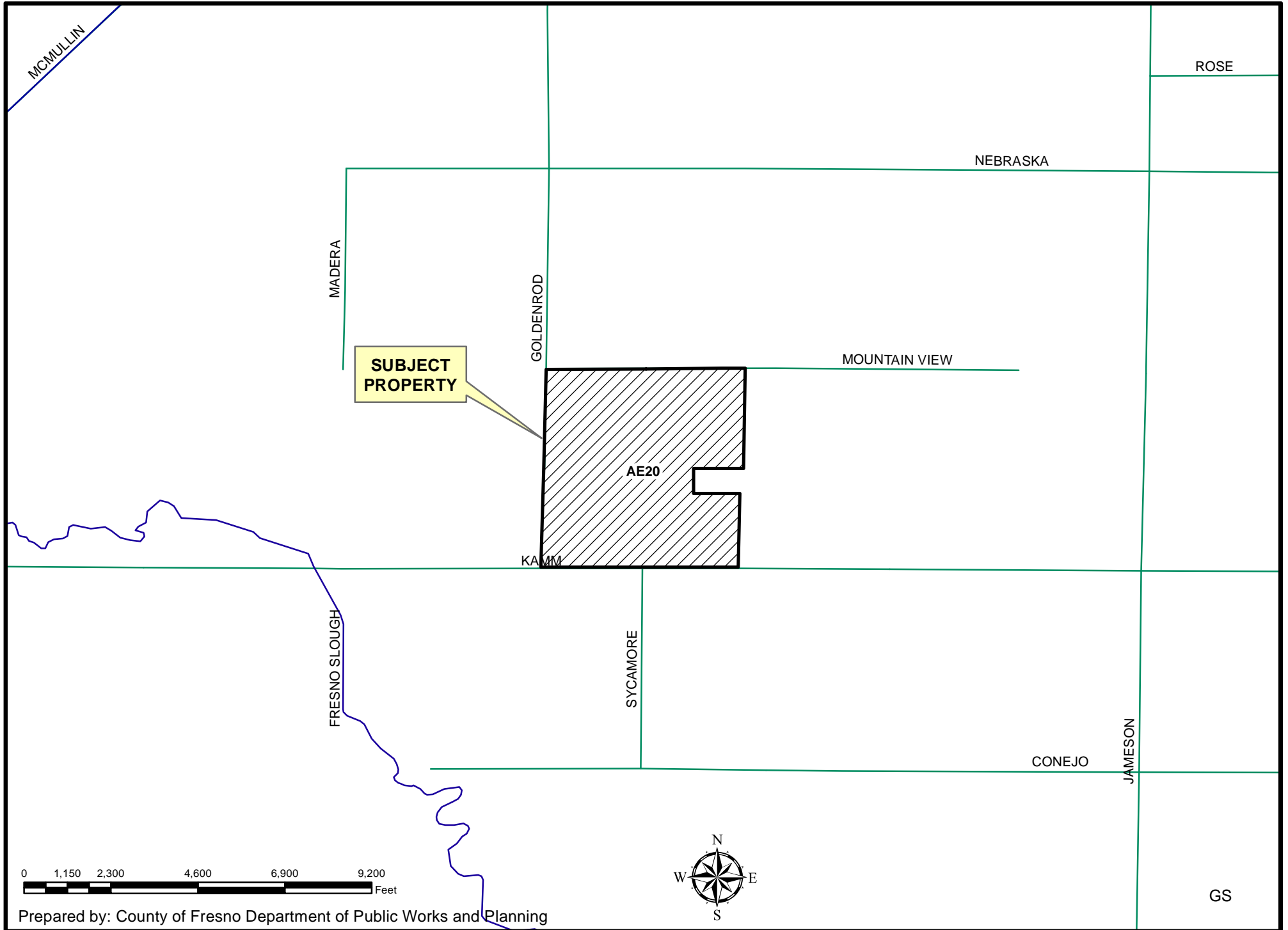
LEGEND
DAIRY
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

LEGEND:

-  Subject Property
-  Ag Contract Land



EXISTING ZONING MAP



0 1,150 2,300 4,600 6,900 9,200 Feet



CHICAGO TITLE CO.
4561603144-228

Recording Requested By And
When Recorded Mail This Deed To:

Janet L. Wright, Esq.
Law offices of Janet L. Wright
7110 N. Fresno St., Ste. 420
Fresno, CA 93720

Mail Tax Statements To:

Stephen and Brenda Maddox, Members
Stephen D Farms, LLC
12877 W. Kamm Ave.
Riverdale, CA 93656

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2016-0166780-00
Acct 3078-Chicago Title - Fresno
Monday, DEC 05, 2016 15:07:04
Tit Pd \$61.00 Rcpt # 0004668639
APR/R7/1-15

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COUNTY OF FRESNO
JUN 04 2020
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

_____ SPACE ABOVE THIS LINE FOR RECORDER'S USE _____

APN: 040-050-57s & 59s; 040-090-05s; 041-060-17s, 19s, 22s, 23s, 37s, 39s & 48s;
041-060-59s, 60s, 61s, 63s & 64s; 041-100-31s, 40s & 43s; and a portion of
041-060-58s

#3

GRANT DEED

THE UNDERSIGNED GRANTORS DECLARE:

DOCUMENTARY TRANSFER TAX IS \$ -0-
(X) unincorporated area () City of _____

(Grantors & Grantee are comprised of
the same parties who continue to hold
the same proportional interest -
R & T Code §11925)

FOR NO VALUABLE CONSIDERATION,

Stephen D. Maddox and Brenda L. Maddox, husband and wife as community
property,

hereby GRANT to

Stephen D Farms, LLC, a California limited liability company,

an undivided two percent (2%) interest in the following described real property in the
County of Fresno, State of California:

(See Exhibit "A" attached hereto for complete legal description.)

Date: Nov 28, 2016

Stephen D. Maddox
Stephen D. Maddox

Brenda L. Maddox
Brenda L. Maddox

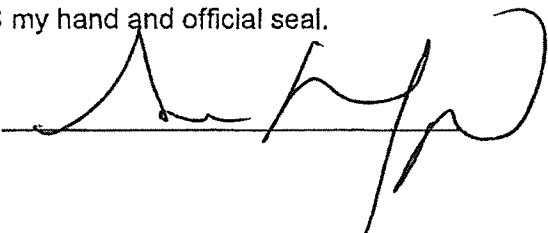
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Fresno)

On Nov. 28, 2012 before me, SUE MEYER
Notary Public, personally appeared STEPHEN D. MADDOX and BRENDA L. MADDOX, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

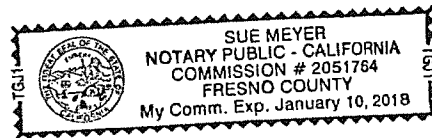


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 040-050-57s & 59s, 040-090-05s, 041-060-17s,19s,22s,23s,37s,39s,48s ~~62s~~,
041-060-~~58s~~,59s,60s,61s,63s & 64s and 041-100-31s, 40s & 43s & ptn 041-060-58s

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 041-060-60s & 23s

All of Section 17 and the North half of Section 18, in Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

Together with the East 6.00 feet of the Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

Excepting from said Section 17, the North half of the Northeast quarter of the Southeast quarter.

ALSO EXCEPTING THEREFROM the East 82.00 feet of the Southeast quarter of Section 17, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, except the North half of the Northeast quarter of the Southeast quarter of said Section 17.

ALSO EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972;

And also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes; as reserved in the Deed from Pic Realty Corporation to South Lake Farms, a California Corporation recorded January 31, 1977 in Book 6723, Page 185, Document No. 9702. By instrument recorded August 29, 1980 in Book 7576, Page 72 of Official Records, Document No. 82652, Pic Realty, a Delaware Corporation quitclaimed to the record owner of said land all oil, gas and mineral rights as grantor may have as of the date hereof in said land, reserving therefrom to grantor one-half of all royalties payable under all oil, gas and mineral leases entered into by grantor or in which grantor has any interest whatsoever as of the date hereof for oil, gas and other hydrocarbons and other mineral substances on or under said land.

PARCEL 2: APN 041-060-17s

The Southwest quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

Except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890.

EXHIBIT "A"
Legal Description
(continued)

PARCEL 3: APN 040-090-05s

That portion of Section 13, Township 16 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the Westerly line of that certain 100 foot right of way conveyed to Stinson-Burrel Reclamation District No. 1605, by deed dated April 18, 1916, recorded June 16, 1916, in Book 607 Page 187 of Deeds;

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890.

PARCEL 4: DELETED

PARCEL 5: DELETED

PARCEL 6: APN 041-060-39s

The West half of the Northwest quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the East 40 feet.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved in the Deed from Burrel Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890.

AND ALSO EXCEPTING an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes, as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 7: APN 040-050-57s & 59s

All that portion of Sections 2, 11 and 12, Township 16 South, Range 17 East, Mount Diablo Base and Meridian, lying North and East of the Westerly line of that certain 100 foot right of way conveyed to Stinson-Burrel Reclamation District No. 1605, by Deed dated April 18, 1916, recorded June 16, 1916 in Book 607, Page 187 of Deeds, described as follows:

Beginning at the Southwest corner of Section 12, Township 16 South, Range 17 East, thence North 89° 34' 18" East, along the South line of said Section 12 as shown on that certain Record of Survey Map recorded in Book 27, at Page 41, in the office of the County Recorder of said County, a distance of 1,444.79, feet, to the true point of beginning;

- (1) thence continuing along said South line, North 89° 34' 18" East, a distance of 940.82 feet;
- (2) thence North 29° 12' 48" West, a distance of 733.67 feet;
- (3) thence North 34° 37' 03" West, a distance of 235.85 feet;

EXHIBIT "A"
Legal Description
 (continued)

- (4) thence North 40° 04' 39" West, a distance of 642.36 feet;
 (5) thence North 33° 40' 37" West, a distance of 201.42 feet;
 (6) thence North 24° 42' 33" West, a distance of 163.70 feet;
 (7) thence North 20° 42' 53" West, a distance of 200.76 feet;
 (8) thence North 23° 25' 08" West, a distance of 140.27 feet;
 (9) thence North 30° 29' 15" West, a distance of 939.11 feet;
 (10) thence North 36° 03' 15" West, a distance of 351.84 feet;
 (11) thence North 40° 58' 25" West, a distance of 234.59 feet;
 (12) thence North 46° 06' 24" West, a distance of 268.81 feet;
 (13) thence North 48° 34' 12" West, a distance of 4524.41 feet;
 (14) thence North 40° 28' 49" West, a distance of 105.83 feet;
 (15) thence North 24° 38' 47" West, a distance of 368.16 feet;
 (16) thence North 2° 27' 37" West, a distance of 90.28 feet, to a point on the centerline of McMullen Grade;
 (17) thence South 46° 22' 11" West, along the centerline of McMullen Grade as shown on that aforementioned Record of Survey Map, a distance of 967.66 feet to a point that is the intersection of the centerline of McMullen Grade and the Westerly boundary of the "Fresno Slough Bypass"; thence along said Westerly boundary, the following courses and distances:
 (18) South 22° 55' 52" East, a distance of 64.31 feet;
 (19) thence along a tangent curve, concave to the Northeast whose radius point bears North 67° 04' 08" East, having a radius of 755.54 feet, through a central angle of 25° 32' 00" and an arc length of 336.70 feet;
 (20) thence South 48° 27' 52" East, a distance of 5031.85 feet;
 (21) thence along a tangent curve, concave to the Southwest, whose radius point bears South 41° 32' 08" West, having a radius of 914.28 feet, through a central angle of 27° 43' 01", and an arc length of 442.29 feet;
 (22) thence South 20° 44' 51" East, a distance of 1076.18 feet;
 (23) thence along a tangent curve, concave to the Northeast, whose radius point bears North 69° 15' 09" East, having a radius of 1185.43 feet, through a central angle of 26° 14' 00", and an arc length of 542.76 feet;
 (24) thence South 46° 58' 51" East, a distance of 527.95 feet;
 (25) thence along a tangent curve, concave to the Southwest, whose radius point bears South 43° 01' 09" West, having a radius of 1391.77 feet, through a central angle of 11° 01' 55", and an arc length of 267.98 feet;
 (26) thence South 35° 56' 56" East, a distance of 63.62 feet;
 (27) thence along a tangent curve, concave to the Southwest, whose radius point bears South 54° 03' 04" West, having a radius of 1868.32 feet, through a central angle of 5° 54' 21", and an arc length of 192.58 feet, to the true point of beginning.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the Deed from Burrel Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439, Official Records, Document No. 40890.

PARCEL 8:

An easement and right of way for ditch purposes for conveyance of water to and for irrigation described as follows:

The Southerly 20.00 feet of the North half of the East half and the Northerly 40.00 feet of the South half of the East half of Section 19 and the Southerly 20.00 feet of the North half and the Northerly 40.00 feet of the South half of Sections 20 and 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

PARCEL 9:

An easement and right of way for ditch purposes for conveyance of water to and for irrigation described as follows:

EXHIBIT "A"
Legal Description
(continued)

The Southerly 30.00 feet of the East half of Section 19, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

PARCEL 10:

An easement and right of way for ditch purposes for conveyance of water to and for irrigation described as follows:

That 60.00 foot strip of land in Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying 30.00 feet on each side of the following described centerline, said centerline being 70.00 feet measured at right angles from and parallel with the centerline of the Southern Pacific Railroad track:

Beginning at the Northeast corner of said Section 29; thence South 0° 43' 38" West, 2612.16 feet along the East line of said Section 29; thence North 55° 36' 15" West 1326.87 feet to the true point of beginning of said easement; thence North 55° 36' 15" West 151.24 feet; thence along the arc of a curve concave Southwesterly having a central angle of 34° 12' 30" and a radius of 2934.9 feet a distance of 1752.28 feet; thence North 89° 48' 45" West 2408.71 feet to a point on the West line of said Section 29, said point being South 0° 38' 45" West 1233.08 feet from the Northwest corner of said Section 29:

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of said Section 29; thence South 0° 38' 45" West 1203.08 feet along the West line of said Section 29; thence South 89° 48' 45" East 2010.00 feet to the true point of beginning; thence South 0° 11' 15" West, 54.00 feet; thence South 89° 48' 45" East 8.00 feet; thence North 0° 11' 15" East 54.00 feet; thence North 89° 48' 45" West, 8.00 feet to the true point of beginning;

PARCEL 11: DELETED

PARCEL-12:

An easement for road purposes for ingress and egress described as follows: That 40.00 foot wide strip of land centered on the following described centerline:

Beginning at the Northeast corner of Section 29, Township 16 South, Range 18 East, M.D.B. & M.; thence, Southerly along the East line of said Section 29 to the Southeast corner of said Section 29.

PARCEL 13:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 20 feet of the North half of Sections 20, 21, and the East half of Section 19; the North 50 feet of the South half of Sections 20, 21, and the East half of Section 19; all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 14:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The West 30 feet of the Northeast quarter of Section 19; the East 30 feet of the Northwest quarter of Section 19; the West 30 feet of the Southeast quarter of Section 18; the East 30 feet of the Southwest quarter of Section 18;

EXHIBIT "A"
Legal Description
(continued)

all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 2 described above.

PARCEL 15:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A 60.00 foot strip of land in Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, lying 30.00 feet on each side of the following described centerline, said centerline being 70.00 feet measured at right angles from and parallel with the centerline of the Southern Pacific Railroad Track: Beginning at the Northeast corner of said Section 29; thence South 0° 43' 38" West 2612.16 feet along the East line of said Section 29; thence North 55° 36' 15" West 1326.87 feet to the true point of beginning of said easement; thence North 55° 36' 15" West 151.24 feet; thence along the arc of a curve concave Southwesterly having a central angle of 34° 12' 30" and a radius of 2934.9 feet a distance of 1752.28 feet; thence North 89° 48' 45" West 2408 feet to a point on the West line of said Section 29, said point being South 0° 38' 45" West 1223.08 feet from the Northwest corner of said Section 29.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of said Section 29; thence South 0° 38' 45" West 1203.08 feet along the West line of said Section 29; thence South 89° 48' 45" East 2010.00 feet to the True Point of Beginning; thence South 0° 11' 15" West 54.00 feet; thence South 89° 48' 45" East 8.00 feet; thence North 0° 11' 15" East 54.00 feet; thence North 89° 48' 45" West 8.00 feet to the True Point of Beginning.

PARCEL 16:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The North 30 feet of the Northeast quarter of Section 30; the South 30 feet of the Southeast quarter of Section 19; the West 30 feet of the Southeast quarter of Section 19; the East 30 feet of the Southwest quarter of Section 19; all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 17:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The East 30 feet of the West half of the Southeast quarter and the West 30 feet of the East half of the Southeast quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 18:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 20 feet of the Northwest quarter and the South 20 feet of the West half of the Northeast quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 6 described above.

PARCEL 19:

EXHIBIT "A"
Legal Description
(continued)

An easement for pipelines, ditches and irrigation facilities, described as follows:

The North 40 feet of the Southwest quarter, and the North 40 feet of the West half of the Southeast quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 20:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 20 feet of the East half of the Northeast quarter, and the North 40 feet of the East half of the Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 1, described above.

PARCEL 21:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 40 feet of the West half of the Northeast quarter, and the North 20 feet of the West half of the Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 1, described above.

PARCEL 22:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A strip of land 60 feet wide lying 30 feet on each side of the following described centerline:

----- Beginning at a point on the South line of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, which lies North 89° 09' East a distance of 1293.5 feet from the Southwest corner thereof; thence North 0° 12' 18" East a distance of 2640 feet, also from said point of beginning South 0° 12' 18" West a distance of 1300 feet more or less to a point on the North Right-Of-Way of the Southern Pacific Railroad. -----

PARCEL 23:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A strip of land 60 feet wide lying 30 feet on each side of the following described centerline:

Beginning at a point on the South line of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, which lies North 89° 09' East a distance of 2616.5 feet from the Southwest corner thereof; thence North 0° 17' West a distance of 2640 feet, also from said point of beginning South 0° 17' East a distance of 1300 feet more or less to a point on the North Right-Of-Way line of the Southern Pacific Railroad.

PARCEL 24:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A strip of land 60 feet wide lying 30 feet on each side of the following described centerline:

EXHIBIT "A"
Legal Description
(continued)

Beginning at a point on the South line of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, which lies North 89° 09' East a distance of 3933 feet from the Southwest corner thereof; thence North 0° 04' 11" West a distance of 3990 feet, more or less to the North line of the Southwest quarter of the Northeast quarter of Section 20, also from said point of beginning South 0° 04' 11" East a distance of 1328 feet.

PARCEL 25: APN 041-060-64s (portion)

The North half of the Northeast quarter of the Southeast quarter of Section 17, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

And also excepting an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes; along with the existing irrigation system, wells, pumps, and pipeline as reserved by Pic Realty Corporation in the Deed recorded January 31, 1977 in Book 6732 Page 185 of Official Records, Document No. 9702 and as amended by Deed recorded April 29, 1980 in Book 7576 Page 72 of Official Records, Document No. 82652.

And also excepting therefrom an undivided 1/2 interest in and to Grantors present interest in and to all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, Document No. 57863.

PARCEL 26: APN 041-060-37s

The West half of the Southwest quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM from the East 40.00 feet.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time to be extracted from said land, together with the right to prospect and drill for, and to extract, store and remove the same, as reserved in the Deed from Burrel Ranch, a general partnership composed of May Burrel Haehl, Viva Burrel and Luella B. Hyde, Partners, to Producers Cotton Oil Company, a corporation, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land,

EXHIBIT "A"
Legal Description
(continued)

together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

PARCEL 27: APN 041-060-22s

The Northwest quarter of the Northwest quarter of Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with right to prospect and drill for, and to extract, store and remove the same, as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

And also excepting therefrom an undivided 1/2 interest in and to Grantors present interest in and to all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved in the Deed from South Lake Farms to Ru Ann Dairy, a Partnership in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, Document No. 57863.

PARCEL 28: APN 041-060-48s & 041-060-63s (portion)

The North 303.00 feet of the Southwest quarter of the Northwest quarter; The West 13.00 feet of the Northeast quarter of the Northwest quarter and the West 13.00 feet of the North 303.00 feet of the Southeast quarter of the Northwest quarter, all in Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

PARCEL 29: APN041-060-64s (portion)

The East 82.00 feet of the following described property: The Southeast quarter of Section 17, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, excepting therefrom that portion lying within the North half of the Northeast quarter of the Southeast quarter of said Section 17.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and

EXHIBIT "A"
Legal Description
(continued)

other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

And also excepting an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes; along with the existing irrigation system, wells, pumps, and pipeline as reserved by Pic Realty Corporation in the Deed recorded January 31, 1977 in Book 6732 Page 185 of Official Records, Document No. 9702 and as amended by Deed recorded April 29, 1980 in Book 7576 Page 72 of Official Records, Document No. 82652.

And also excepting therefrom an undivided 1/2 interest in and to Grantors present interest in and to all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, Document No. 57863.

PARCEL 30: APN 041-060-63s (portion)

The East 20 feet of the following described property: The Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the South 1,021.29 feet thereof.

ALSO EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

And also excepting an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

PARCEL 31: DELETED

PARCEL 32: DELETED

PARCEL 33: DELETED

PARCEL 34: DELETED

PARCEL 35: DELETED

PARCEL 36: DELETED

EXHIBIT "A"
Legal Description
(continued)

PARCEL 37: DELETED

PARCEL 38: DELETED

PARCEL 39: APN 041-060-19s

That portion of the West half of Section 19, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the Westerly line of that certain 100 foot right of way conveyed to Stinson-Burrel Reclamation District No. 1605 by deed dated April 18, 1916, recorded June 16, 1916, in Book 605 Page 310 of Deeds;

Except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890.

PARCEL 40: APN 041-060-59s (portion)

The South half of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

Together with the East 6 feet of the Southeast quarter of Section 19, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 41: APN 041-060-59s (portion)

The East half of the fractional Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

EXCEPTING THEREFROM the East 20 feet.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty

EXHIBIT "A"
Legal Description
(continued)

Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 42: APN 041-060-61s & 041-060-59s (portion)

The North half of the West half of the fractional Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

TOGETHER WITH the East 20.00 feet of the Northeast quarter of the Northwest quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the South 96.00 feet of the Northwest quarter of the Northeast quarter in Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 43: APN 041-060-58s (portion)

The Southwest quarter of Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

EXCEPTING THEREFROM the East 35.00 feet thereof.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

Pursuant to Certificate of Compliance PLA 12-24 (a), recorded August 26, 2015, as Document No. 2015-0109701 of Official Records.

PARCEL 44: DELETED

PARCEL 45: APN 041-100-43s

That portion of the North half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying East of the following described line:

EXHIBIT "A"
Legal Description
(continued)

Beginning at a point on the North line of said Section 29 which lies South 89° 09' West a distance of 1326.20 feet from the Northeast corner thereof; thence South 00° 04' 20" East to a point on the South line of the North half of the North half of said Section 29;

TOGETHER WITH a strip of land 10.00 feet wide in the North half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, lying adjacent to and directly West of the following described line:

Beginning at a point on the North line of said Section 29, which lies South 89° 09' West a distance of 1326.20 feet from the Northeast corner thereof; thence South 00° 04' 20" East to a point on the South line of the North one-half of the North one-half of said Section 29.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 46: APN 041-100-31s

That portion of the South half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the Northeasterly right of way line of the Southern Pacific Railroad, described as follows:

Beginning at the Northeast corner of the South half of the North half of said Section 29; thence South 89° 46' 27" West along the North line of said South half a distance of 2387.69 feet to a point on said Northeasterly right of way line; thence along the Northeasterly right of way line and the arc of a curve concave Southwesterly having a radius of 2904.90 feet, a central angle of 24° 21' 35" a distance of 1235.04 feet; thence South 55° 36' 15" East along said Northeasterly right of way line a distance of 1498.09 feet to a point on the East line of said Section 29; thence North 0° 43' 38" East along said East line a distance of 1319.25 feet, more or less, to the point of beginning.

Also except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the Deed from Burrel Ranch, a General Partnership recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890 and as reserved by Producers Cotton Oil Company, a California Corporation, in the Deed recorded October 6, 1961 in Book 4620 Page 150 of Official Records, as Document No. 74835 and as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, as Document No. 57863.

PARCEL 47: APN 041-100-40s

That portion of Section 30, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the center line of Fish (or Fresno) Slough, as said center line of Fish Slough is described in that certain Deed recorded in Book 505, Page 49 of Deeds, Fresno County Records.

EXHIBIT "A"
Legal Description
(continued)

Except a strip of land 80 feet wide lying equally on each side of the centerline of the main track of the Southern Pacific Railroad Company's Railroad (formerly the Hanford and Summit Lake Railway Company's Railroad) as now constructed over and across the East half and the Northwest quarter of said Section 29, said centerline of railroad being more particularly described as follows:

Beginning at a point on the East line of said East half of said Section 29, distant thereon 2696.0 feet South from the Northeast corner of said Section 29, said point being also a point on said center line of railroad known as Engineer Survey Station 1540 plus 09.5; thence Northwesterly and Westerly on and along said center line of railroad and following the curvature thereof a distance of 8488.4 feet to a point on the center line of Fish Slough in said Northwest quarter of Section 30 that bears South along the West line of said Section 30, a distance of 1275.2 feet and Easterly along said center line of railroad a distance of 2583.2 feet from the Northwest corner of said Section 30; heretofore conveyed to Southern Pacific Railroad Company, a corporation, by Deed recorded in Book 665, Page 417 of Deeds.

ALSO EXCEPTING THEREFROM portion of Section 30, lying North and East of the center line of Fish (or Fresno) Slough, as said center line of Fish Slough is described in that certain Deed recorded in Book 505, Page 49 of Deeds, Fresno County Records, and lying South of the South line of a strip of land 80 feet wide lying equally on each side of the centerline of the main track of the Southern Pacific Railroad Company's Railroad (formerly the Hanford and Summit Lake Railway Company's Railroad) as now constructed over and across the East half and the Northwest quarter of said Section 30, said centerline of railroad being more particularly described as follows:

Beginning at a point on the East line of said East half of said Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, distant thereon 2696.0 feet South from the Northeast corner of said Section 29, said point being also a point on said center line of railroad known as Engineer Survey Station 1540 plus 09.5; thence Northwesterly and Westerly on and along said center line of railroad and following the curvature thereof a distance of 8488.4 feet to a point on the center line of Fish Slough in said Northwest quarter of said Section 30, that bears South along the West line of said Section 30, a distance of 1275.2 feet and Easterly along said center line of railroad a distance of 2583.2 feet from the Northwest corner of said Section 30; heretofore conveyed to Southern Pacific Railroad Company, a corporation, by Deed recorded in Book 665, Page 417 of Deeds.

And also except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the Deed from Burrell Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890 and as reserved by Producers Cotton Oil Company, a California Corporation, in the Deed recorded October 6, 1961 in Book 4620 Page 150 of Official Records, as Document No. 74835 and as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, as Document No. 57863.

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2016-0166781-00
Acct 3078-Chicago Title - Fresno
Monday, DEC 05, 2016 15:07:04
Ttl Pd \$61.00 Rcpt # 0004668640
APR/R7/1-15

CHICAGO TITLE Co.
450163144 SCF
Recording Requested By And
When Recorded Mail This Deed To:

Janet L. Wright, Esq.
Law offices of Janet L. Wright
7110 N. Fresno St., Ste. 420
Fresno, CA 93720

Mail Tax Statements To:

Stephen and Brenda Maddox, Members
Stephen D Farms, LLC
12877 W. Kamm Ave.
Riverdale, CA 93656

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 040-050-57s & 59s; 040-090-05s; 041-060-17s, 19s, 22s, 23s, 37s, 39s & 48s;
041-060-59s, 60s, 61s, 63s & 64s; 041-100-31s, 40s & 43s; and a portion of
041-060-58s

#4

GRANT DEED

THE UNDERSIGNED GRANTORS DECLARE:

DOCUMENTARY TRANSFER TAX IS \$ -0-
(X) unincorporated area () City of _____

(Grantors & Grantee are comprised of
the same parties who continue to hold
the same proportional interest -
R & T Code §11925)

FOR NO VALUABLE CONSIDERATION,

Stephen D. Maddox and Brenda L. Maddox, as Trustees of the Stephen
and Brenda Maddox Living Trust dated June 7, 2012,

hereby GRANT to

Stephen D Farms, LLC, a California limited liability company,

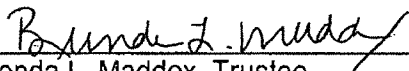
an undivided ninety-eight percent (98%) interest in the following described real property
in the County of Fresno, State of California:

(See Exhibit "A" attached hereto for complete legal description.)

Date: Nov. 23, 2016



Stephen D. Maddox, Trustee
Stephen and Brenda Maddox Living Trust



Brenda L. Maddox, Trustee
Stephen and Brenda Maddox Living Trust

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Fresno)

On Nov. 25 2016 before me, SUE MEYER,
Notary Public, personally appeared STEPHEN D. MADDOX and BRENDA L.
MADDOX, who proved to me on the basis of satisfactory evidence to be the persons
whose names are subscribed to the within instrument and acknowledged to me that
they executed the same in their authorized capacities, and that by their signatures on
the instrument the persons, or the entity upon behalf of which the persons acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

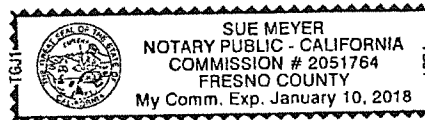
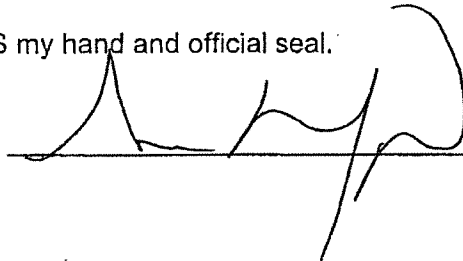


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): ~~040-050-57s & 59s, 040-090-05s, 041-060-17s,19s,22s,23s,37s,39s,48s & 58s,~~
041-060-58s,59s,60s,61s,63s & 64s and 041-100-31s, 40s & 43s & ptn 041-060-58s

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 041-060-60s & 23s

All of Section 17 and the North half of Section 18, in Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

Together with the East 6.00 feet of the Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

Excepting from said Section 17, the North half of the Northeast quarter of the Southeast quarter.

ALSO EXCEPTING THEREFROM the East 82.00 feet of the Southeast quarter of Section 17, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, except the North half of the Northeast quarter of the Southeast quarter of said Section 17.

ALSO EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890, Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972;

And also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes; as reserved in the Deed from Pic Realty Corporation to South Lake Farms, a California Corporation recorded January 31, 1977 in Book 6723, Page 185, Document No. 9702. By instrument recorded August 29, 1980 in Book 7576, Page 72 of Official Records, Document No. 82652, Pic Realty, a Delaware Corporation quitclaimed to the record owner of said land all oil, gas and mineral rights as grantor may have as of the date hereof in said land, reserving therefrom to grantor one-half of all royalties payable under all oil, gas and mineral leases entered into by grantor or in which grantor has any interest whatsoever as of the date hereof for oil, gas and other hydrocarbons and other mineral substances on or under said land.

PARCEL 2: APN 041-060-17s

The Southwest quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

Except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890.

EXHIBIT "A"
Legal Description
(continued)

PARCEL 3: APN 040-090-05s

That portion of Section 13, Township 16 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the Westerly line of that certain 100 foot right of way conveyed to Stinson-Burrel Reclamation District No. 1605, by deed dated April 18, 1916, recorded June 16, 1916, in Book 607 Page 187 of Deeds;

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890.

PARCEL 4: DELETED

PARCEL 5: DELETED

PARCEL 6: APN 041-060-39s

The West half of the Northwest quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the East 40 feet.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved in the Deed from Burrel Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890.

AND ALSO EXCEPTING an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes, as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 7: APN 040-050-57s & 59s

All that portion of Sections 2, 11 and 12, Township 16 South, Range 17 East, Mount Diablo Base and Meridian, lying North and East of the Westerly line of that certain 100 foot right of way conveyed to Stinson-Burrel Reclamation District No. 1605, by Deed dated April 18, 1916, recorded June 16, 1916 in Book 607, Page 187 of Deeds, described as follows:

Beginning at the Southwest corner of Section 12, Township 16 South, Range 17 East, thence North 89° 34' 18" East, along the South line of said Section 12 as shown on that certain Record of Survey Map recorded in Book 27, at Page 41, in the office of the County Recorder of said County, a distance of 1,444.79, feet, to the true point of beginning;

(1) thence continuing along said South line, North 89° 34' 18" East, a distance of 940.82 feet;

(2) thence North 29° 12' 48" West, a distance of 733.67 feet;

(3) thence North 34° 37' 03" West, a distance of 235.85 feet;

EXHIBIT "A"
Legal Description
(continued)

- (4) thence North 40° 04' 39" West, a distance of 642.36 feet;
- (5) thence North 33° 40' 37" West, a distance of 201.42 feet;
- (6) thence North 24° 42' 33" West, a distance of 163.70 feet;
- (7) thence North 20° 42' 53" West, a distance of 200.76 feet;
- (8) thence North 23° 25' 08" West, a distance of 140.27 feet;
- (9) thence North 30° 29' 15" West, a distance of 939.11 feet;
- (10) thence North 36° 03' 15" West, a distance of 351.84 feet;
- (11) thence North 40° 58' 25" West, a distance of 234.59 feet;
- (12) thence North 46° 06' 24" West, a distance of 268.81 feet;
- (13) thence North 48° 34' 12" West, a distance of 4524.41 feet;
- (14) thence North 40° 28' 49" West, a distance of 105.83 feet;
- (15) thence North 24° 38' 47" West, a distance of 368.16 feet;
- (16) thence North 2° 27' 37" West, a distance of 90.28 feet, to a point on the centerline of McMullen Grade;
- (17) thence South 46° 22' 11" West, along the centerline of McMullen Grade as shown on that aforementioned Record of Survey Map, a distance of 967.66 feet to a point that is the intersection of the centerline of McMullen Grade and the Westerly boundary of the "Fresno Slough Bypass"; thence along said Westerly boundary, the following courses and distances:
 - (18) South 22° 55' 52" East, a distance of 64.31 feet;
 - (19) thence along a tangent curve, concave to the Northeast whose radius point bears North 67° 04' 08" East, having a radius of 755.54 feet, through a central angle of 25° 32' 00" and an arc length of 336.70 feet;
 - (20) thence South 48° 27' 52" East, a distance of 5031.85 feet;
 - (21) thence along a tangent curve, concave to the Southwest, whose radius point bears South 41° 32' 08" West, having a radius of 914.28 feet, through a central angle of 27° 43' 01", and an arc length of 442.29 feet;
 - (22) thence South 20° 44' 51" East, a distance of 1076.18 feet;
 - (23) thence along a tangent curve, concave to the Northeast, whose radius point bears North 69° 15' 09" East, having a radius of 1185.43 feet, through a central angle of 26° 14' 00", and an arc length of 542.76 feet;
 - (24) thence South 46° 58' 51" East, a distance of 527.95 feet;
 - (25) thence along a tangent curve, concave to the Southwest, whose radius point bears South 43° 01' 09" West, having a radius of 1391.77 feet, through a central angle of 11° 01' 55", and an arc length of 267.98 feet;
 - (26) thence South 35° 56' 56" East, a distance of 63.62 feet;
 - (27) thence along a tangent curve, concave to the Southwest, whose radius point bears South 54° 03' 04" West, having a radius of 1868.32 feet, through a central angle of 5° 54' 21", and an arc length of 192.58 feet, to the true point of beginning.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the Deed from Burrel Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439, Official Records, Document No. 40890.

PARCEL 8:

An easement and right of way for ditch purposes for conveyance of water to and for irrigation described as follows:

The Southerly 20.00 feet of the North half of the East half and the Northerly 40.00 feet of the South half of the East half of Section 19 and the Southerly 20.00 feet of the North half and the Northerly 40.00 feet of the South half of Sections 20 and 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

PARCEL 9:

An easement and right of way for ditch purposes for conveyance of water to and for irrigation described as follows:

EXHIBIT "A"
Legal Description
(continued)

The Southerly 30.00 feet of the East half of Section 19, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

PARCEL 10:

An easement and right of way for ditch purposes for conveyance of water to and for irrigation described as follows:

That 60.00 foot strip of land in Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying 30.00 feet on each side of the following described centerline, said centerline being 70.00 feet measured at right angles from and parallel with the centerline of the Southern Pacific Railroad track:

Beginning at the Northeast corner of said Section 29; thence South 0° 43' 38" West, 2612.16 feet along the East line of said Section 29; thence North 55° 36' 15" West 1326.87 feet to the true point of beginning of said easement; thence North 55° 36' 15" West 151.24 feet; thence along the arc of a curve concave Southwesterly having a central angle of 34° 12' 30" and a radius of 2934.9 feet a distance of 1752.28 feet; thence North 89° 48' 45" West 2408.71 feet to a point on the West line of said Section 29, said point being South 0° 38' 45" West 1233.08 feet from the Northwest corner of said Section 29:

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of said Section 29; thence South 0° 38' 45" West 1203.08 feet along the West line of said Section 29; thence South 89° 48' 45" East 2010.00 feet to the true point of beginning; thence South 0° 11' 15" West, 54.00 feet; thence South 89° 48' 45" East 8.00 feet; thence North 0° 11' 15" East 54.00 feet; thence North 89° 48' 45" West, 8.00 feet to the true point of beginning;

PARCEL 11: DELETED

PARCEL-12:

An easement for road purposes for ingress and egress described as follows: That 40.00 foot wide strip of land centered on the following described centerline:

Beginning at the Northeast corner of Section 29, Township 16 South, Range 18 East, M.D.B. & M.; thence, Southerly along the East line of said Section 29 to the Southeast corner of said Section 29.

PARCEL 13:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 20 feet of the North half of Sections 20, 21, and the East half of Section 19; the North 50 feet of the South half of Sections 20, 21, and the East half of Section 19; all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 14:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The West 30 feet of the Northeast quarter of Section 19; the East 30 feet of the Northwest quarter of Section 19; the West 30 feet of the Southeast quarter of Section 18; the East 30 feet of the Southwest quarter of Section 18;

EXHIBIT "A"
Legal Description
(continued)

all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 2 described above.

PARCEL 15:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A 60.00 foot strip of land in Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, lying 30.00 feet on each side of the following described centerline, said centerline being 70.00 feet measured at right angles from and parallel with the centerline of the Southern Pacific Railroad Track: Beginning at the Northeast corner of said Section 29; thence South 0° 43' 38" West 2612.16 feet along the East line of said Section 29; thence North 55° 36' 15" West 1326.87 feet to the true point of beginning of said easement; thence North 55° 36' 15" West 151.24 feet; thence along the arc of a curve concave Southwesterly having a central angle of 34° 12' 30" and a radius of 2934.9 feet a distance of 1752.28 feet; thence North 89° 48' 45" West 2408 feet to a point on the West line of said Section 29, said point being South 0° 38' 45" West 1223.08 feet from the Northwest corner of said Section 29.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of said Section 29; thence South 0° 38' 45" West 1203.08 feet along the West line of said Section 29; thence South 89° 48' 45" East 2010.00 feet to the True Point of Beginning; thence South 0° 11' 15" West 54.00 feet; thence South 89° 48' 45" East 8.00 feet; thence North 0° 11' 15" East 54.00 feet; thence North 89° 48' 45" West 8.00 feet to the True Point of Beginning.

PARCEL 16:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The North-30 feet of the Northeast quarter of Section 30; the South 30 feet of the Southeast quarter of Section 19; the West 30 feet of the Southeast quarter of Section 19; the East 30 feet of the Southwest quarter of Section 19; all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 17:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The East 30 feet of the West half of the Southeast quarter and the West 30 feet of the East half of the Southeast quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 18:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 20 feet of the Northwest quarter and the South 20 feet of the West half of the Northeast quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 6 described above.

PARCEL 19:

EXHIBIT "A"
Legal Description
(continued)

An easement for pipelines, ditches and irrigation facilities, described as follows:

The North 40 feet of the Southwest quarter, and the North 40 feet of the West half of the Southeast quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 20:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 20 feet of the East half of the Northeast quarter; and the North 40 feet of the East half of the Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 1, described above.

PARCEL 21:

An easement for pipelines, ditches and irrigation facilities, described as follows:

The South 40 feet of the West half of the Northeast quarter, and the North 20 feet of the West half of the Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM that portion lying within Parcel 1, described above.

PARCEL 22:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A strip of land 60 feet wide lying 30 feet on each side of the following described centerline:

Beginning at a point on the South line of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, which lies North 89° 09' East a distance of 1293.5 feet from the Southwest corner thereof; thence North 0° 12' 18" East a distance of 2640 feet, also from said point of beginning South 0° 12' 18" West a distance of 1300 feet more or less to a point on the North Right-Of-Way of the Southern Pacific Railroad.

PARCEL 23:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A strip of land 60 feet wide lying 30 feet on each side of the following described centerline:

Beginning at a point on the South line of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, which lies North 89° 09' East a distance of 2616.5 feet from the Southwest corner thereof; thence North 0° 17' West a distance of 2640 feet, also from said point of beginning South 0° 17' East a distance of 1300 feet more or less to a point on the North Right-Of-Way line of the Southern Pacific Railroad.

PARCEL 24:

An easement for pipelines, ditches and irrigation facilities, described as follows:

A strip of land 60 feet wide lying 30 feet on each side of the following described centerline:

EXHIBIT "A"
Legal Description
(continued)

Beginning at a point on the South line of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, which lies North 89° 09' East a distance of 3933 feet from the Southwest corner thereof; thence North 0° 04' 11" West a distance of 3990 feet, more or less to the North line of the Southwest quarter of the Northeast quarter of Section 20, also from said point of beginning South 0° 04' 11" East a distance of 1328 feet.

PARCEL 25: APN 041-060-64s (portion)

The North half of the Northeast quarter of the Southeast quarter of Section 17, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

And also excepting an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes; along with the existing irrigation system, wells, pumps, and pipeline as reserved by Pic Realty Corporation in the Deed recorded January 31, 1977 in Book 6732 Page 185 of Official Records, Document No. 9702 and as amended by Deed recorded April 29, 1980 in Book 7576 Page 72 of Official Records, Document No. 82652.

And also excepting therefrom an undivided 1/2 interest in and to Grantors present interest in and to all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, Document No. 57863.

PARCEL 26: APN 041-060-37s

The West half of the Southwest quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM from the East 40.00 feet.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time to be extracted from said land, together with the right to prospect and drill for, and to extract, store and remove the same, as reserved in the Deed from Burrel Ranch, a general partnership composed of May Burrel Haehl, Viva Burrel and Luella B. Hyde, Partners, to Producers Cotton Oil Company, a corporation, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land,

EXHIBIT "A"
Legal Description
(continued)

together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

PARCEL 27: APN 041-060-22s

The Northwest quarter of the Northwest quarter of Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with right to prospect and drill for, and to extract, store and remove the same, as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

And also excepting therefrom an undivided 1/2 interest in and to Grantors present interest in and to all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved in the Deed from South Lake Farms to Ru Ann Dairy, a Partnership in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, Document No. 57863.

PARCEL 28: APN 041-060-48s & 041-060-63s (portion)

The North 303.00 feet of the Southwest quarter of the Northwest quarter; The West 13.00 feet of the Northeast quarter of the Northwest quarter and the West 13.00 feet of the North 303.00 feet of the Southeast quarter of the Northwest quarter, all in Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

PARCEL 29: APN041-060-64s (portion)

The East 82.00 feet of the following described property: The Southeast quarter of Section 17, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, excepting therefrom that portion lying within the North half of the Northeast quarter of the Southeast quarter of said Section 17.

EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and

EXHIBIT "A"
Legal Description
(continued)

other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

And also excepting an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes; along with the existing irrigation system, wells, pumps, and pipeline as reserved by Pic Realty Corporation in the Deed recorded January 31, 1977 in Book 6732 Page 185 of Official Records, Document No. 9702 and as amended by Deed recorded April 29, 1980 in Book 7576 Page 72 of Official Records, Document No. 82652.

And also excepting therefrom an undivided 1/2 interest in and to Grantors present interest in and to all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, Document No. 57863.

PARCEL 30: APN 041-060-63s (portion)

The East 20 feet of the following described property: The Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the South 1,021.29 feet thereof.

ALSO EXCEPTING THEREFROM an undivided 1/2 interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land together with rights incidental thereto as reserved in the Deed from Burrel Ranch, a general partnership, recorded June 1, 1961 in Book 4563 Page 439 of Official Records, Document No. 40890.

And also excepting an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 in Book 6022 Page 617 of Official Records, Document No. 42605.

PARCEL 31: DELETED

PARCEL 32: DELETED

PARCEL 33: DELETED

PARCEL 34: DELETED

PARCEL 35: DELETED

PARCEL 36: DELETED

EXHIBIT "A"
Legal Description
(continued)

PARCEL 37: DELETED

PARCEL 38: DELETED

PARCEL 39: APN 041-060-19s

That portion of the West half of Section 19, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the Westerly line of that certain 100 foot right of way conveyed to Stinson-Burrel Reclamation District No. 1605 by deed dated April 18, 1916, recorded June 16, 1916, in Book 605 Page 310 of Deeds;

Except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, in Book 4563 Page 439 of Official Records, Document No. 40890.

PARCEL 40: APN 041-060-59s (portion)

The South half of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

Together with the East 6 feet of the Southeast quarter of Section 19, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 41: APN 041-060-59s (portion)

The East half of the fractional Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

EXCEPTING THEREFROM the East 20 feet.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty

EXHIBIT "A"
Legal Description
(continued)

Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 42: APN 041-060-61s & 041-060-59s (portion)

The North half of the West half of the fractional Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

TOGETHER WITH the East 20.00 feet of the Northeast quarter of the Northwest quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the South 96.00 feet of the Northwest quarter of the Northeast quarter in Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 43: APN 041-060-58s (portion)

The Southwest quarter of Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

EXCEPTING THEREFROM the East 35.00 feet thereof;

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

Pursuant to Certificate of Compliance PLA 12-24 (a), recorded August 26, 2015, as Document No. 2015-0109701 of Official Records.

PARCEL 44: DELETED

PARCEL 45: APN 041-100-43s

That portion of the North half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying East of the following described line:

EXHIBIT "A"
Legal Description
(continued)

Beginning at a point on the North line of said Section 29 which lies South 89° 09' West a distance of 1326.20 feet from the Northeast corner thereof; thence South 00° 04' 20" East to a point on the South line of the North half of the North half of said Section 29;

TOGETHER WITH a strip of land 10.00 feet wide in the North half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, lying adjacent to and directly West of the following described line:

Beginning at a point on the North line of said Section 29, which lies South 89° 09' West a distance of 1326.20 feet from the Northeast corner thereof; thence South 00° 04' 20" East to a point on the South line of the North one-half of the North one-half of said Section 29.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972 as Document No. 42605, Official Records.

PARCEL 46: APN 041-100-31s

That portion of the South half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the Northeasterly right of way line of the Southern Pacific Railroad, described as follows:

Beginning at the Northeast corner of the South half of the North half of said Section 29; thence South 89° 46' 27" West along the North line of said South half a distance of 2387.69 feet to a point on said Northeasterly right of way line; thence along the Northeasterly right of way line and the arc of a curve concave Southwesterly having a radius of 2904.90 feet, a central angle of 24° 21' 35" a distance of 1235.04 feet; thence South 55° 36' 15" East along said Northeasterly right of way line a distance of 1498.09 feet to a point on the East line of said Section 29; thence North 0° 43' 38" East along said East line a distance of 1319.25 feet, more or less, to the point of beginning.

Also except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the Deed from Burrel Ranch, a General Partnership recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890 and as reserved by Producers Cotton Oil Company, a California Corporation, in the Deed recorded October 6, 1961 in Book 4620 Page 150 of Official Records, as Document No. 74835 and as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, as Document No. 57863.

PARCEL 47: APN 041-100-40s

That portion of Section 30, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, lying North and East of the center line of Fish (or Fresno) Slough, as said center line of Fish Slough is described in that certain Deed recorded in Book 505, Page 49 of Deeds, Fresno County Records.

EXHIBIT "A"
Legal Description
(continued)

Except a strip of land 80 feet wide lying equally on each side of the centerline of the main track of the Southern Pacific Railroad Company's Railroad (formerly the Hanford and Summit Lake Railway Company's Railroad) as now constructed over and across the East half and the Northwest quarter of said Section 29, said centerline of railroad being more particularly described as follows:

Beginning at a point on the East line of said East half of said Section 29, distant thereon 2696.0 feet South from the Northeast corner of said Section 29, said point being also a point on said center line of railroad known as Engineer Survey Station 1540 plus 09.5; thence Northwesterly and Westerly on and along said center line of railroad and following the curvature thereof a distance of 8488.4 feet to a point on the center line of Fish Slough in said Northwest quarter of Section 30 that bears South along the West line of said Section 30, a distance of 1275.2 feet and Easterly along said center line of railroad a distance of 2583.2 feet from the Northwest corner of said Section 30; heretofore conveyed to Southern Pacific Railroad Company, a corporation, by Deed recorded in Book 665, Page 417 of Deeds.

ALSO EXCEPTING THEREFROM portion of Section 30, lying North and East of the center line of Fish (or Fresno) Slough, as said center line of Fish Slough is described in that certain Deed recorded in Book 505, Page 49 of Deeds, Fresno County Records, and lying South of the South line of a strip of land 80 feet wide lying equally on each side of the centerline of the main track of the Southern Pacific Railroad Company's Railroad (formerly the Hanford and Summit Lake Railway Company's Railroad) as now constructed over and across the East half and the Northwest quarter of said Section 30, said centerline of railroad being more particularly described as follows:

Beginning at a point on the East line of said East half of said Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, distant thereon 2696.0 feet South from the Northeast corner of said Section 29, said point being also a point on said center line of railroad known as Engineer Survey Station 1540 plus 09.5; thence Northwesterly and Westerly on and along said center line of railroad and following the curvature thereof a distance of 8488.4 feet to a point on the center line of Fish Slough in said Northwest quarter of said Section 30, that bears South along the West line of said Section 30, a distance of 1275.2 feet and Easterly along said center line of railroad a distance of 2583.2 feet from the Northwest corner of said Section 30; heretofore conveyed to Southern Pacific Railroad Company, a corporation, by Deed recorded in Book 665, Page 417 of Deeds.

And also except an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land as reserved in the Deed from Burrel Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890 and as reserved by Producers Cotton Oil Company, a California Corporation, in the Deed recorded October 6, 1961 in Book 4620 Page 150 of Official Records, as Document No. 74835 and as reserved by South Lake Farms, a corporation, in the Deed recorded June 18, 1980 in Book 7535 Page 605 of Official Records, as Document No. 57863.

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Vininvest, Inc.
Street 3899 W. Davis Ave.
Address Riverdale, Ca. 93656
City & State
Zip

Title Order No. 5556765-JB Escrow No. 5557710-MT



Fresno County Recorder
William C. Greenwood
DOC- 1999-0051771

Acct 2-Chicago Title Company
Friday, APR 02, 1999 08:00:00
TCF \$6.00 MOD \$7.00 MIC \$1.00
DRF \$11.00
Ttl Pd \$25.00 Nbr-000095626
cdv/R5/1-7

T 355 Legal (2-94)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 041-070-18S,19S; 041-100-42S; and
DOCUMENTARY TRANSFER TAX IS \$ NONE DUE - Transfer tax paid
 unincorporated area City of _____ on deed recorded
Parcel No. 041-060-50S,55S,57S,62S,65S,67S,43S concurrently
 computed on full value of interest or property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and
herewith.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MADDOX DAIRY, a California limited partnership

hereby GRANT(S) to
VININVEST, INC., a California corporation, as to Parcels 1-11, incl;
and BURREL FARMS, INC., a California corporation, as to Parcel 12

the following described real property in the
county of Fresno, state of California:

AS DESCRIBED AT EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MADDOX DAIRY, a California
limited partnership

Dated March 9, 1999

BY [Signature] Gen.Ptr.
Douglas Maddox

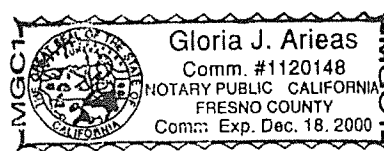
STATE OF CALIFORNIA
COUNTY OF Fresno } S.S.
On March 16, 1999 before me,

BY [Signature] Gen.Ptr.
Stephen Maddox

Gloria J. Arieas
a Notary Public in and for said County and State, personally appeared

BY [Signature] Gen.Ptr.
Patrick Maddox

Douglas Maddox, Stephen Maddox and Patrick Maddox
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal
Signature [Signature]

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

EXHIBIT A

An undivided 1/2 interest in and to the following described property:

PARCEL 1:

The Southeast quarter of Section 18, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the East 6 feet thereof.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a General Partnership, recorded June 1, 1961, as Document No. 40890 in Book 4563 Page 439 of Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right to access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation to Pic Realty Corporation, a Delaware corporation, recorded May 11, 1972.

PARCEL 2:

All of Section 16 and the Northwest quarter of Section 21, the Southwest quarter of the Northeast quarter of Section 20; all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the North 303.00 feet of the Southwest quarter of the Northwest quarter of Section 21.

ALSO EXCEPTING THEREFROM the East 35.00 feet of the Northwest quarter of Section 21.

ALSO EXCEPTING THEREFROM the West 13.00 feet of the Northeast quarter of the Northwest quarter and the West 13.00 feet of the North 303.00 feet of the Southeast quarter of the Northwest quarter all in Section 21.

ALSO Excepting from said Section 16, West half of the West half thereof.

ALSO excepting from said Section 21, the Northwest quarter of the Northwest quarter thereof.

AND ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a General Partnership, recorded June 1, 1961, as Document No. 40890 in Book 4563 Page 439 of Official Records.

AND ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right to access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation to Pic Realty Corporation, a Delaware

corporation, recorded May 11, 1972, as Document No. 40890 in Book 4563 Page 439, Official Records.

PARCEL 3:

The East half of Section 19, the Northwest quarter of Section 20 and the North half of the North half of Section 29, all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the East 6 feet of the Southeast quarter of Section 19.

ALSO EXCEPTING THEREFROM the East 20 feet of the Northeast quarter of the Northwest quarter of said Section 20;

ALSO EXCEPTING THEREFROM a strip of land 10.00 wide in the North half of the North half of Section 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, lying adjacent to and directly West of the following described line:

Beginning at a point on the North line of said Section 29 which lies South 89° 09' West a distance 1326.20 feet from the Northeast corner thereof; thence South 00° 04' 20" East to a point on the South line of the North one half of the North one half of Section 29.

Also Excepting from said Section 29, any portion thereof lying within the following described property:

A strip of land 80 feet wide lying equally 40 feet on each side of the centerline of the main tract of the Southern Pacific Railroad Company's railroad (formerly the Hanford and Summit Lake Railway Company's Railroad) as now constructed over and across the East half and the Northwest quarter of Section 29 and the Northeast quarter and a portion of the Northwest quarter of Section 30, all in Township 16 South, Range 18 East, Mount Diablo Base and Meridian, said centerline of railroad being particularly described as follows:

Beginning at a point in the East line of said East half of said Section 29, distant thereon 2696.0 feet South from the Northeast corner of said Section 29, said point being also a point on said center line of railroad known as Engineer Survey Station 1540 Plus 09.5; thence Northwesterly and Westerly on and along said center line of railroad and following the curvature thereof to a point on the West line of said Section 29; heretofore conveyed to Southern Pacific Railroad Company, a corporation, by deed recorded in Book 665 Page 417 of Deeds;

Also excepting that portion of the North half of the North half of said Section 29, lying East of the following described line:

Beginning at a point on the North line of said Section 29 which lies South 89° 09' West a distance of 1326.20 feet from the Northeast corner thereof; thence South 00° 04' 20" East to a point on the South line of the North half of the North half of Section 29.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a General Partnership, recorded June 1, 1961, as Document No. 40890 in Book 4563 Page 439 of Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right to access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation to Pic Realty Corporation, a Delaware corporation, recorded May 11, 1972, as Document No. 40890 in Book 4563 Page 439, Official Records.

PARCEL 4:

Access easement over and across Sections 20 and 29, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

6A) The South 30.00 feet of the East half of the Southeast quarter of Section 20.

6B) The North 30.00 feet of the East half of the Northeast quarter of said Section 29.

6C) Beginning at the Southwest corner of said Section 20; thence Easterly along the South line of said Section 20 a distance of 85.00 feet; thence Northwesterly to a point on the West line of said Section 20 which lies Northerly a distance of 85.00 feet from the Southwest corner thereof; thence Southerly along said West line to the point of beginning.

6D) Beginning at the Southeast corner of the West half of the Southeast quarter of said Section 20; thence Westerly along the South line of said West half a distance of 43.00 feet; thence Northeasterly to a point on the East line of said West half which lies Northerly a distance of 43.00 feet from the Southeast corner thereof; thence Southerly along said East line to the point of beginning.

PARCEL 5:

Easements for ditch purposes over and across Sections 20, 21 and 22, Township 16 East, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

7A) The North 40.00 feet of the South half of said Section 20.

7B) The South 20.00 feet of the East half of the Northeast quarter of said Section 20.

7C) The North 40.00 feet of the South half of said Section 21.

7D) The South 20.00 feet of the Northeast quarter of said Section 21.

7E) The South 20.00 feet of the North half and the North 40.00 feet of the South half of said Section 22.

7F) The West 60.00 feet of the East 90.00 feet of the South 570.00 feet of the North 3200.00 feet of said Section 22.

7G) A strip of land 60.00 feet wide lying 30.00 feet on each side of the following described centerline:

Beginning at a point on the North line of said Section 21 which lies North 90° 00' West a distance of 1304.20 feet from the Northeast corner thereof; thence South 00° 25' 55" West a distance of 2660.00 feet

PARCEL 6:

An easement for pipelines over and across Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

A strip of land 60.00 feet wide lying 30.00 feet on each side of the following described centerline:

8A) Beginning at a point on the South line of said Section 20 which lies North 89° 09' East a distance of 1293.50 feet from the Southwest corner thereof; thence North 00° 12' 18" East a distance of 2640.00 feet

8B) Beginning at a point on the South line of said Section 20 which lies North 89° 09' East a distance of 2616.50 feet from the Southwest corner thereof; thence North 00° 17' 56" West a distance of 2640.00 feet.

8C) Beginning at a point on the South line of said Section 20 which lies North 89° 09' East a distance of 3933.00 feet from the Southwest corner thereof; thence North 00° 04' 11" West a distance of 2640.00 feet.

PARCEL 7:

An easement for well and pump located on over and across the following described property:

The South 29 feet of the North 69 feet of the West 27 feet of the East 73 feet of the Southwest quarter and the South 50 feet of the North 90 feet of the West 53 feet of the East 104 feet of the Southeast quarter, both of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

The South 32 feet of the North 72 feet of the West 32 feet of the East 88 feet of the Southwest quarter and the South 30 feet of the North 70 feet of the West 24 feet of the East 47 feet of the Southeast quarter, both of Section 21, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

PARCEL 8:

The East 40.00 feet of the West half of the Southwest quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said and, together with the right to prospect and drill for, and to extract, store and remove the same, as reserved in the deed from Burrel Ranch, a general partnership, composed of May Burrel Haehl, Viva Burrel Law and Luella B. Hyde, partners, to Producers Cotton Oil Company, a corporation, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances, and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and

drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes, as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972, as Document No. 42605, in Book 6022 Page 617 of Official Records.

PARCEL 9:

The East 20.00 feet of the South 1021.29 feet of the Northeast quarter of Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972.

PARCEL 10:

The East 40.00 feet of the West half of the Northwest quarter of Section 16, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, as reserved in the Deed from Burrel Ranch, a General Partnership, recorded June 1, 1961 in Book 4563, Page 439 of Official Records, Document No. 40890.

AND ALSO EXCEPTING an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances and minerals in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes, as reserved in the Deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972.

PARCEL 11:

The South 96.00 feet of the Northwest quarter of the Northeast quarter in Section 20, Township 16 South, Range 18 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a general partnership, recorded June 1, 1961, as Document No. 40890, in Book 4563 Page 439 of Official Records;

Also excepting an undivided one-half interest in and to grantor's interest in all

6

oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right of access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation, to Pic Realty Corporation, a Delaware Corporation, recorded May 11, 1972.

PARCEL 12:

All of Section 22, in Township 16 South, Range 18 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM an undivided one-half interest in and to any and all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, as reserved in the deed from Burrel Ranch, a General Partnership, recorded June 1, 1961, as Document No. 40890 in Book 4563 Page 439 of Official Records.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to Grantor's interest in all oil, gas and other hydrocarbon substances, and minerals, in or under or that may at any time be extracted from said land, together with the right to prospect and drill for, and to produce, extract, store and remove the same and the right to access, ingress and egress for said purposes as reserved in the deed from South Lake Farms, a California Corporation to Pic Realty Corporation, a Delaware corporation, recorded May 11, 1972.

Operational Statement Checklist

Project: WTE Riverdale Anaerobic Digester at Maddox Dairy

Pre-Application Review Number: 19-109637

Date: June 3, 2020

RECEIVED
COUNTY OF FRESNO

JUN 04 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1: Nature of Operation:

The Project consists of an anaerobic digester/biomethane facility (the "System") on a dairy site to produce pipeline quality and compliant biomethane gas for delivery to a California Energy Exchange ("CEE") point of pipeline interconnection located on dairy property to the west of the proposed System. Produced biomethane will ultimately be delivered by CEE into the PG&E statewide gas grid for delivery to end users where the expected uses include Renewable Natural Gas ("RNG") for vehicle fuel among others. For additional detail, please refer to the Project Description attached to the Initial Study Application.

2. Operational Time Limits:

The project will operate continuously with the only foreseeable planned interruptions for maintenance events.

3. Number of Customers or Visitors:

No customers will visit the project. Periodic and coordinated tours may take place from time to time for local community groups who are interested to learn about the project.

4. Number of Employees:

Current: None

Future: One full time equivalent employee will be on site to oversee and manage the project.

Hours: Typically, 8am to 5pm Mondays through Fridays

Live onsite or caretaker? No

5. Service and Delivery Vehicles:

Number: 1

Type: Small to medium sized service truck

Frequency: once daily or less

6. Access to the site:

Access into the site is off of West Kamm Avenue – a paved road. Within the dairy, access will be on existing dirt roads.

7. Number of Parking Spaces:

Four in total, with one being an additional handicap parking space. Parking area will be gravel.

8. Are any Goods to Be Sold Onsite?

No

9. What equipment is used:

- Digester will be an engineered in-ground concrete vessel with a concrete top, insulated and air-tight.
- A biogas upgrading and conditioning unit will be placed in a part of the utility building depicted on the site plan.
- Pumps, motors and compressors will be part of the system and are listed in the attached Project Description.

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

- Spare parts and motors for key parts of the equipment will be kept in the utility building
- Iron oxide media (non-hazardous) will be stored in or directly adjacent to the utility building along with activated charcoal

11. Does the use cause an unsightly appearance?

Noise: Compressors, blowers and coolers will emit noise up to 90dB three feet from the equipment. Noise should be inaudible at the property line.

Glare: None anticipated

Dust: None anticipated

Odor: The anaerobic digester will result in a reduction in manure-related odors.

12. List any solid or liquid waste to be produced.

Liquids:

- Approximately 175,000 gallons/day of digestate and 400 gallons/day of condensate are anticipated to be produced. These liquids are not a waste, but a product – nutrient rich and will be used for irrigation and as a soil amendment on dairy-owned farmlands and in compliance with the dairy's nutrient management plan.
- Onsite toilet and restroom facilities will utilize onsite septic.

Solids:

- Digested solids are a product will be re-used as cow bedding in normal dairy operations.
- Sand and grit will be placed onto dairy-owned farmland.
- Iron oxide media and activated carbon are non-hazardous and will be recycled or disposed of in accordance with applicable laws and regulations, and a certified site safety and health plan. Approximately one cubic yard a week is anticipated to be produced. Any storage of these wastes will occur outdoors next to the utility building.

13. Estimated volume of water to be used in gallons per day?

Minimal. Water to be used for maintenance of site only. Source of water will be onsite well.

14. Describe proposed advertising:
 - None anticipated.
15. Will existing buildings be used or will new buildings be constructed?
 - See site plan attached
16. Explain which buildings or what portion of the buildings will be used in the operation:
 - See site plan attached
 - Building 10 will house digester-related equipment and the biogas upgrading system.
 - Building 11 will be a three-sided structure designed to receive, process and store digested fibers solids that will be used as animal bedding.
17. Outdoor lighting or sound amplification:
 - Outdoor lighting will used to illuminate key areas related to facility operations. Lights will be directed downward and designed not to produce a nuisance.
 - No outdoor sound amplification will be used.
18. Landscaping or fencing?
 - None anticipated at this time
19. Other
 - None
20. Owners of Applicant:
 - WTE Riverdale, LLC is wholly-owned by Stephen and Melanie Dvorak, a married couple.

JUN 04 2020

WTE Riverdale Biomethane Facility at the Maddox Dairy Project Description

The Project consists of an anaerobic digester/biomethane facility (the "System") on a dairy site to produce pipeline quality and compliant biomethane gas for delivery to a California Energy Exchange ("CEE") point of pipeline interconnection located on dairy property to the west of the proposed System. Produced biomethane will ultimately be delivered by CEE into the PG&E statewide gas grid for delivery to end users where the expected uses include Renewable Natural Gas ("RNG") for vehicle fuel among others. The existing site conditions and proposed project improvements are addressed in the two project elements below:

Element 1.

Digester Facility: Consists of a 37,440 square-foot DVO designed anaerobic dairy manure digester, an approximate 4,000 square-foot mechanical building to house the digester control system, boilers, pumps, blowers, etc. and a 4,000 square foot fiber solids processing structure. The digester system will utilize an approximate 4-acre portion of parcels listed in the table below and depicted on site plan drawings attached by separate file.

The digester vessel is a U-shaped concrete mixed plug-flow system with a 22-day retention time designed to process approximately 175,000 gallons per day of manure. The plug-flow design means that circulation is facilitated by dairy manure being continuously added to the digester with an equal amount leaving the digester. Hydronic boilers supply heat to elements in the digester to allow the bacteria to generate biogas in a temperature-controlled mesophilic process. Recirculation of a portion of the biogas is used for mixing to help maintain digestate consistency in the digester vessel.

Existing Manure System: In the currently configured manure management system at the dairy, flushed cow manure feedstock (appx 2% solids) first goes to an existing reception pit with a sand lane where non-digestible sediments such as sand and rocks are removed. The manure stream then is directed through existing roller drums with solids deposited onto a concrete pad for periodic removal and placement into a solids drying area within dairy property. Liquids are directed to the existing storage lagoon.

Proposed New Digester System: Depicted in Figure 1.1, the digester system will utilize the existing reception pit/sand lane and roller drums with the solids and a portion of liquids directed to a new manure thickening system. The optimized slurry of 6-10% total solids is pumped into the digester vessel. Remaining undigested liquids from the thickening system are recirculated as flush water resulting in water savings. This separation step negates the need for drying of undigested solids thus reducing environmental impacts including odors, vectors and emissions.

Within the digester vessel, the manure slurry will be mixed and heated to 100° F where methanogenic bacteria convert the feedstock into a biogas, consisting primarily of methane and CO₂ with smaller traces of hydrogen sulfide (H₂S), oxygen, and water.

The biogas collected from the digester vessel is directed toward the Biomethane Facility described below in Element 2 to produce pipeline-quality renewable natural gas (RNG). During service intervals or times when the system is down for any reason, excess biogas is directed to a backup/emergency flare that will be Air District permitted. Please see Figure 1-3 for flare specification.

After digestion, a mechanical manure screen separates the effluent (digestate) into solid and liquid fractions. The solids are dried via a screw press to 30-35% dry solids content for use by the dairy as

bedding replacement, land application on dairy-owned lands, or provided to other dairies, nurseries, or composters, as a soil amendment. The digested liquid will gravity flow to a buffer facility for direct land application via the farm’s irrigation system in accordance with the dairy’s Nutrient Management Plan & Waste Discharge Requirements.

Element 2.

Biomethane Facility: The facility consists of blowers, compressors, coolers, scrubbers, filters, and a separation skid that together take raw digester biogas and purify it into pipeline quality RNG (Figure 2-1). The biomethane facility is designed to accept up to 500 scfm of digester biogas. The biogas quality will be approximately 55-68% methane, 30-41% CO₂, with the remaining being nitrogen and oxygen. The upgrading process will precondition the biogas by compressing it to 2-3 psig, and chilling to remove most of the water entrained in the biogas (See Figure 2-2). Then the biogas will go through an “iron sponge” media technology to lower H₂S content to less than 50ppm. At this point the biogas is further compressed to 205-210 psig then chilled and filtered to remove the remaining water and H₂S, and sent through a membrane separation skid that separates the CH₄ from the CO₂ as well as removing approximately 75% percent of the O₂ in order to create biomethane compliant with utility gas quality requirements. A final compression and cooling stage conditions the gas to be delivered at approximately 200 psig with a temperature from 55-100° F to the CEE point of reception. (See Figure 2-3)

Utilities: The site requires approximately 160KW of electrical power for continuous operations. The largest motors will be equipped with VFD’s or soft start to reduce inrush current. The source of the power is expected to be from an existing, directly adjacent 12KV overhead power line that supplies power to the dairy.

The digester boilers will utilize natural gas from PG&E via an extension of the existing natural gas delivery service to the Maddox Dairy.

Biomethane Delivery to CEE or SoCalGas: The project is exploring two options for interconnection to utility facilities.

Option 1: Interconnect with CEE via a CEE-owned gas transmission line on dairy property located approximately 2 miles due west from the System. CEE will install a metering/monitoring station at this interconnection point, receive the RNG and carry it to the PG&E system.

Option 2 (Alternate): Under a direct delivery to Southern California Gas Company (SCG), interconnect with SCG’s 6” distribution line located to the east of the System approximately one mile from the project site on dairy-owned parcel # 041-060-655 (482.11 acres). SCG would construct a metering/monitoring station at this location.

Parcels in Project Scope: Parcels in common ownership by the Maddox Dairy that will comprise the Project and for which Cross Access Agreements will be recorded include:

Table 1. Parcel Listing

Parcel Number	Parcel Size (Acres)	Description
041-060-37S	76.69	Existing dairy and the manure receiving pit are located
041-060-64S	23.67	Utility electrical power & manure line to digester
041-060-60S	613.07	Location of new digester and gas upgrading facilities
041-060-23S	324.10	Orchard land through which a new gas line delivering renewable natural gas will extend to an existing CEE gas line
040-090-05S	270.40	Primary interconnection to existing CEE gas line (Option 1)
041-060-65S	482.11	Alternate interconnection point to SoCalGas (Option 2)

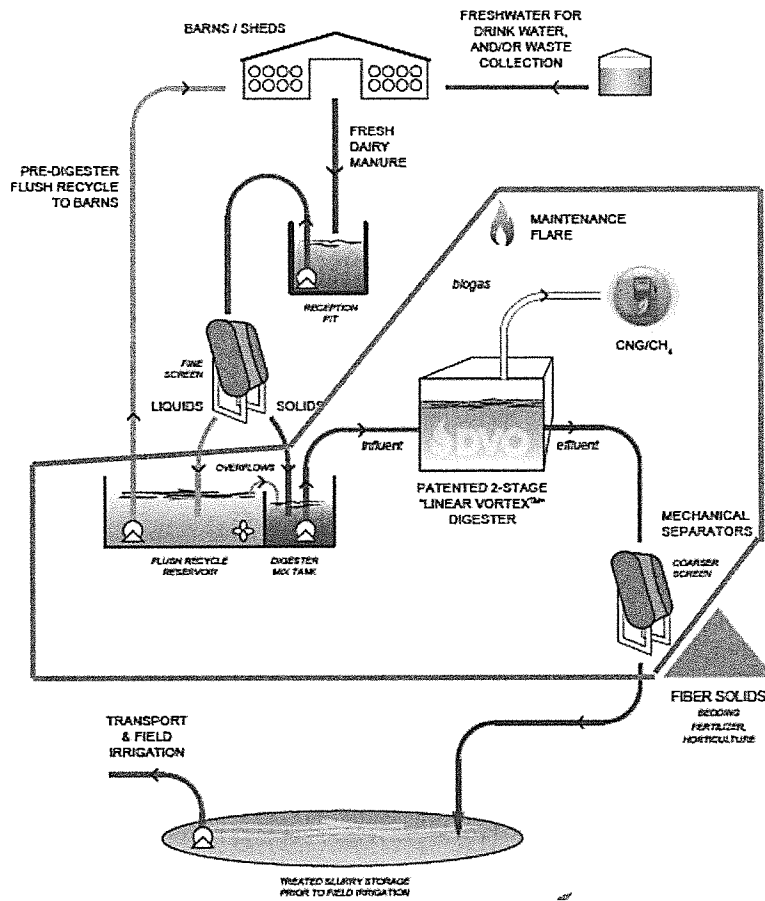


Figure 1-1
 Digester Facility Process Flow Diagram
 Redlines ---- denote scope of new equipment

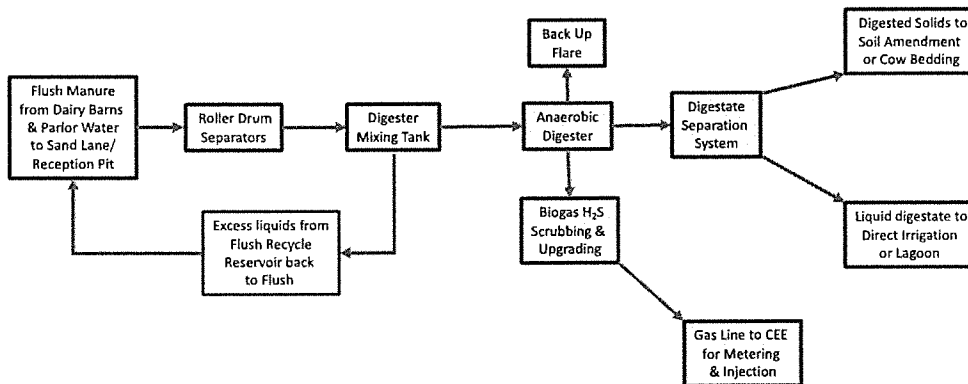


Figure 1-2
 System Configuration (shaded boxes denote new equipment)

Maddox Dairy Anaerobic Digester Emission Calculations Digester Flare

Note:

The flare serves as biogas control device for the digester system. Emissions from open flares cannot be tested with conventional testing methods because the combustion occurs in the open. Therefore, emissions from the proposed flare are based on Tables 13.5-1 and 13.5-2 in the USEPA's AP-42 for industrial flares.

The flare operates when there is excess biogas in the digester vessel. The CNG system is estimated to utilize approximately 95% of the digester biogas. Therefore, the flare will combust approximately 5% of the biogas.

Based on the volume of the digester and feedstock consisting of manure from about 5200 milking cow equivalents, the digester has the potential to produce:

$$257.99 \text{ MMBtu/day} \times 1 \text{ day/24hr} = 10.75 \text{ MMBtu/hr of digester biogas}$$

Calculations based on USEPA AP-42 Table 13.5-1 emission factors
and estimated total biogas fuel production

NO_x	0.068 lb/MMBtu x	10.75 MMBtu/hr x	8760 hrs/yr x	1 ton/2000 lb (at 5% flare utilization)	=	3.20 tons/yr 0.16 tons/yr
CO	0.37 lb/MMBtu x	10.75 MMBtu/hr x	8760 hrs/yr x	1 ton/2000 lb (at 5% flare utilization)	=	17.42 tons/yr 0.87 tons/yr
NMHC (Non-Methane Hydrocarbons)	(AP-42 Table 13.5-2 - 45% of 0.14 lb/MMBtu)					
	0.063 lb/MMBtu x	10.75 MMBtu/hr x	8760 hrs/yr x	1 ton/2000 lb (at 5% flare utilization)	=	2.97 tons/yr 0.15 tons/yr

SO₂

Assumptions:

4000 ppm H₂S average concentration in biogas from the digester

18534 scf/hr fuel consumption at 100% of total biogas production

Reaction when H₂S is combusted: 2 H₂S + 3 O₂ → 2 SO₂ + 2 H₂O

4000 ppm x	34 molecular weight of H ₂ S / 24.45	=	5562 mg/m ³
18534 scf/hr x	1 m ³ /35.28 ft ³	=	525.33 m ³ /hr
5562 mg/m ³ x	525.33 m ³ /hr x	1 g/1000 mg x	1 lb/454 g
6.44 lb/hr H ₂ S x	64 molecular weight of SO ₂ / 34 molecular weight of H ₂ S	=	12.12 lb/hr SO ₂
12.12 lb/hr SO ₂ x	8760 hrs/yr x	1 ton/2000 lb	= 53.07 tons/yr SO ₂
		(at 5% flare utilization)	= 2.65 tons/yr SO ₂

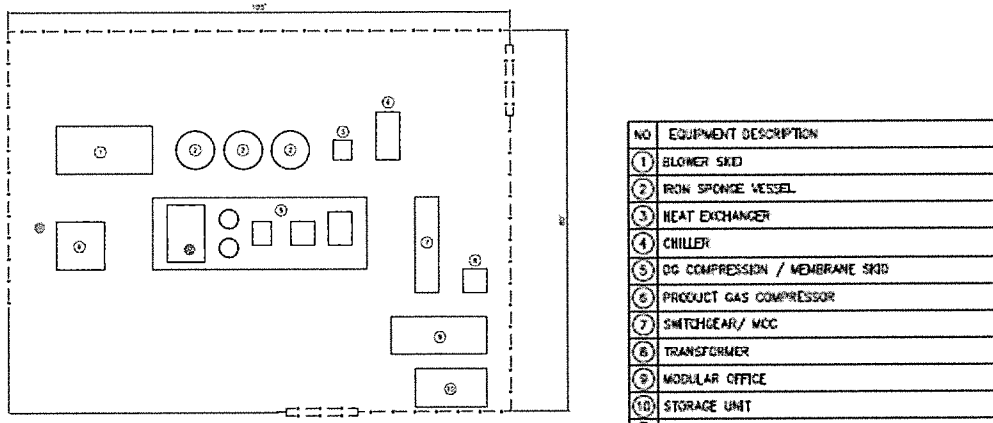
PM/PM_{2.5}/PM₁₀ (worst case emission factor)

<	0.15 lb/MMBtu x	10.75 MMBtu/hr	=	1.61 lb/hr
<	1.61 lb/hr x	8760 hrs/yr x	1 ton/2000 lb	= < 7.06 tons/yr
			(at 5% flare utilization)	= < 0.35 tons/yr

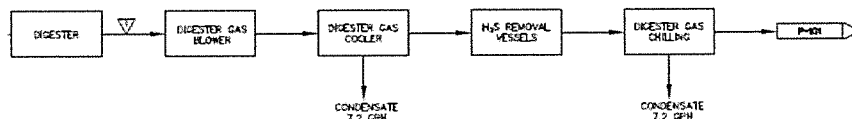
Estimated Emergency Backup Flare Emissions Figure 1-3

Operating Schedule: The entire system is expected to operate 8,768 hours annually with less than 5% downtime. The emergency backup flare is anticipated to be in use less than 5% of system operating time and during times of maintenance or unplanned events. It will be at an approximate 21' elevation.

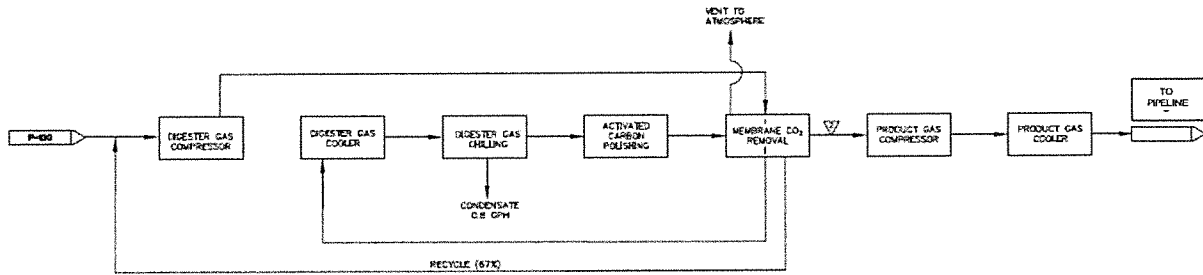
Health Risk Assessment: The nearest non-dairy business is approximately 12,000 feet to the west and the nearest residence is dairy housing approximately 3,000 feet to the south.



Biomethane Facility Layout with emission source points -
 ● Is off spec gas to vent; ● is membrane system CO₂ vent.
 Figure 2-1



Biomethane Facility – Preconditioning
 Figure 2-2



Biomethane Facility – Main Process
 Figure 2-3

Equipment List:

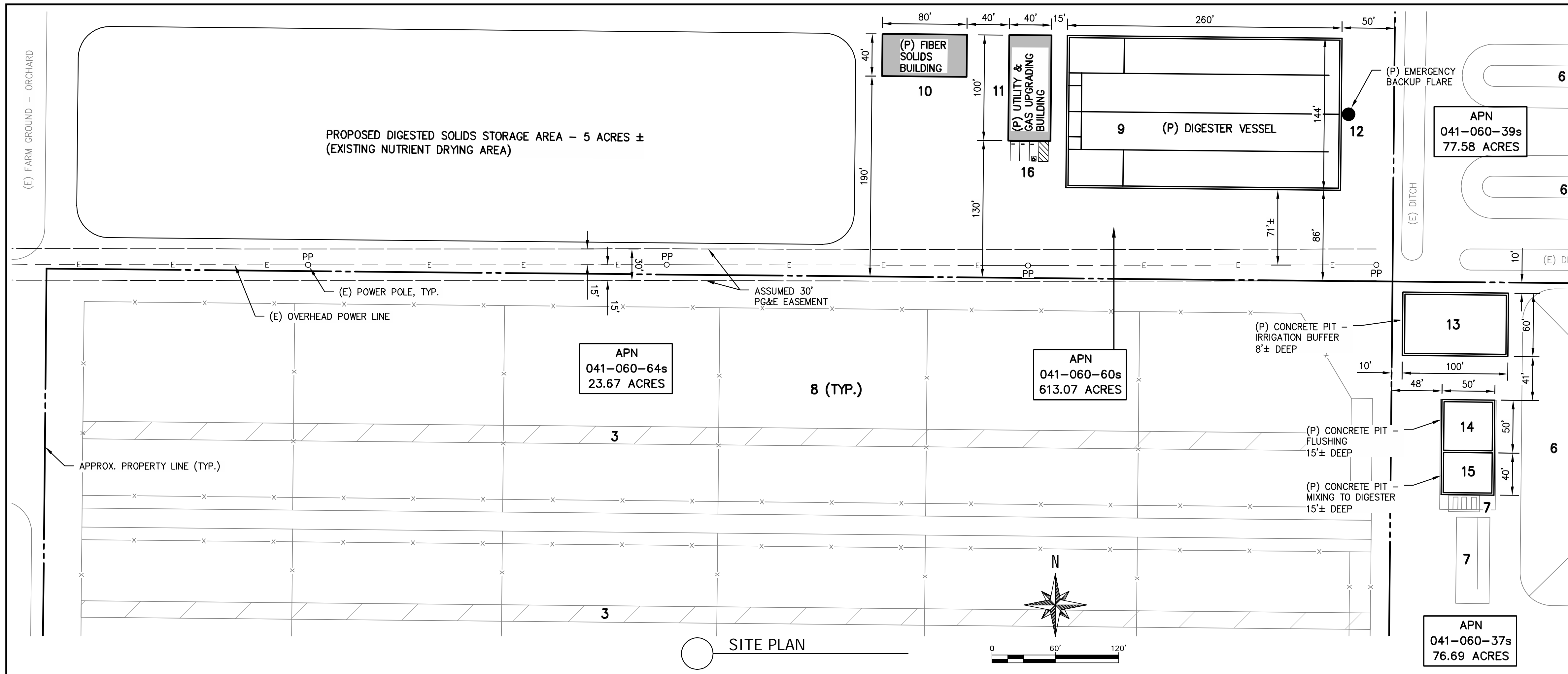
DVO Digester system (no motors have VFD or Softstart)

Equipment Description	Quantity	Run Time Per Year	Kilowatts (HP*0.746)	System Load kWh/yr.
Heat Zone 1 - 3 HP Water Pump	2	50%	2.24	19,605
Heat Zones 2-5 - 1.5 HP Water Pump	8	40%	1.12	31,368
Main Heat Zone - 3 HP Water Pump	2	60%	2.24	23,526
25 HP Motor and Blower - Gas Recirculation System	2	100%	18.65	326,748
Skid Pit Blower powered by 3 HP / 3 Phase motor	2	100%	2.24	39,210
Sludge Pump - 3HP/ 3 Phase	2	100%	2.24	39,210
TOTAL ESTIMATED kWh/yr.				479,666

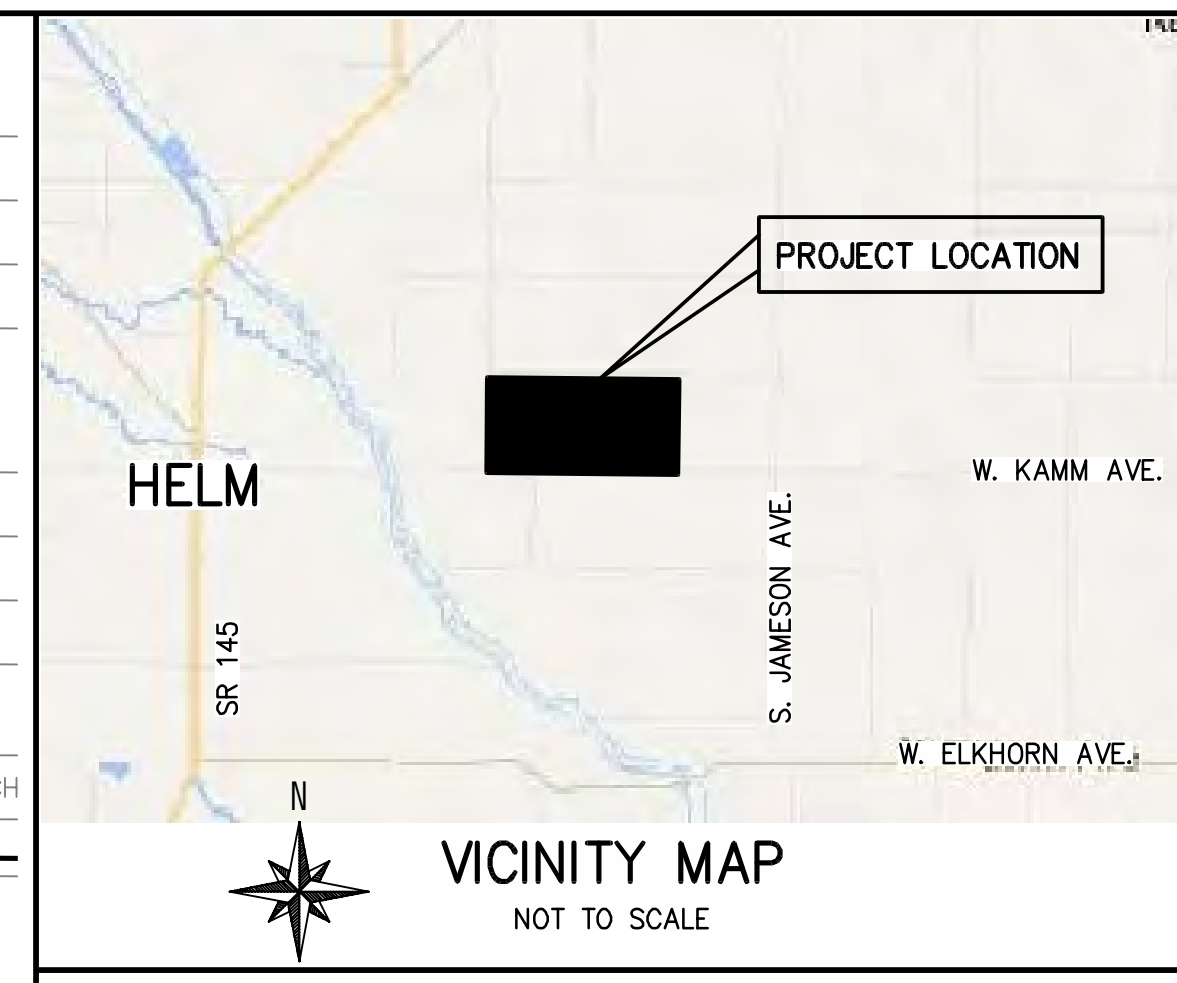
Boiler Type: Camus >2MMBTu/hour unit – pre-approved by SCAQMD. See brochure attached.

Gas Conditioning and Biomethane System

Equipment	Motor Rating (HP)	Motor Rating (KW)	Type	Operating Factor	Operating KW
DG Blower + Air Cooler	25	18	VFD	100%	18
Chiller	20	15	VFD	100%	15
Feed Compressor	350	195	SS	100%	195
Compressor Cooler Fan	15	10	VFD	100%	10
Plant Air Compressor	5	3.5	ATL	50%	2
Product Gas Compressor	100	70	VFD	100%	70
Product Gas Compression Cooler Fan	15	10	VFD	100%	10
Lighting/Other					5
Connected Load	530	325	Operating Load:		325



SITE PLAN



VICINITY MAP
NOT TO SCALE

PROPERTY DATA	
OWNER	MADDOX DAIRY 12863 W. KAMM AVENUE, RIVERDALE, CA 93656 559-866-5624
JURISDICTION	FRESNO COUNTY
ZONING	AG
SITE AREA	1,270± ACRES
APN #	041-060-37s, 39s, 60s, 64s, 65s
SITE ADDRESS	12840 W. KAMM AVENUE, RIVERDALE, CA 93656
WATER	(E) DOMESTIC WELLS
SEWER	(E) SEPTIC
GAS	PG&E NATURAL GAS
ELECTRIC	PG&E

SITE/BUILDING DATA		
SITE ID #	DESCRIPTION	BUILDING SQUARE FOOTAGE
1	EXISTING CATTLE SHADE BARN	750,000± TOTAL
2	EXISTING DAIRY BARN	29,000±
3	EXISTING "CLOTH" CATTLE SHADE	N/A
4	EXISTING WATER STORAGE TANKS	N/A
5	EXISTING CALF AREAS	N/A
6	EXISTING DAIRY LAGOONS	N/A
7	EXISTING NUTRIENT MGT. EQUIP.	N/A
8	EXISTING CORRALS	N/A
9	PROPOSED DIGESTER VESSEL	N/A
10	PROPOSED FIBER SOLIDS BUILDING	3,200
11	PROPOSED UTILITY & GAS UPGRADING BUILDING	4,000
12	PROPOSED EMERG. BACKUP FLARE	N/A
13	PROPOSED CONC. PIT - IRR. BUFFER	N/A
14	PROPOSED CONC. PIT - FLUSHING	N/A
15	PROPOSED CONC. PIT - MIXING	N/A
16	PROPOSED PARKING: 2 STD + 1 HC	N/A

SITE NOTES

NO "OFFSITE" IMPROVEMENTS PROPOSED PER THIS PLAN. ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE EXISTING UNLESS NOTED AS PROPOSED.

THIS DRAWING DOES NOT REPRESENT ANY LEGAL SURVEYS AND IS FOR EXHIBIT PURPOSES ONLY.

APPROXIMATE LOCATIONS ARE REPRESENTED FOR UNDERGROUND AND ABOVE GROUND FACILITIES. ALL FEATURES ARE EXISTING UNLESS OTHERWISE NOTED AS PROPOSED.

BUILDING AND SITE DATA ARE APPROXIMATED FROM AERIAL PHOTOGRAPHY AND OTHER RECORD DATA.

ONE PARKING SPACE SHALL BE PROVIDED FOR EVERY TWO EMPLOYEES, ONE FOR EACH SALESPERSON, AND ONE FOR EACH COMPANY VEHICLE.

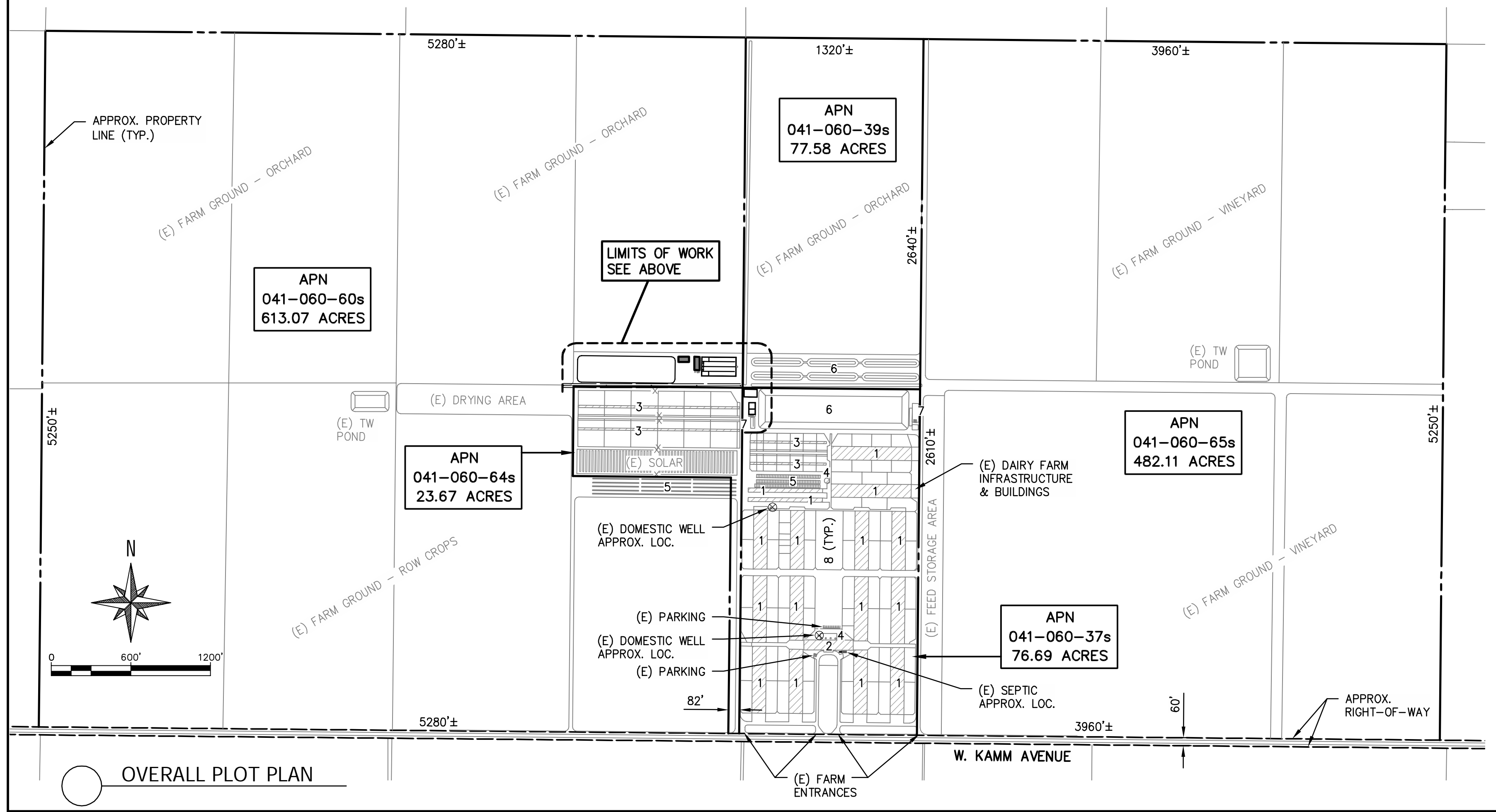
OUTDOOR LIGHTING SHALL BE HOODED AND DIRECTED AWAY FROM ADJACENT STREETS AND PROPERTIES.

PAVED DRIVE ENTRANCES SHALL BE 24-35 FEET WIDE.

ACCESSIBLE PARKING SHALL BE PROVIDED AND SHALL INCORPORATE ACCESSIBLE WALKWAYS AND BUILDING ENTRANCES.

MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES:

- 1 ACCESSIBLE SPACE PER 1-25 TOTAL SPACES
- 2 ACCESSIBLE SPACE PER 26-50 TOTAL SPACES
- 3 ACCESSIBLE SPACE PER 51-75 TOTAL SPACES
- 4 ACCESSIBLE SPACE PER 76-100 TOTAL SPACES
- 5 ACCESSIBLE SPACE PER 101-150 TOTAL SPACES
- 6 ACCESSIBLE SPACE PER 151-200 TOTAL SPACES



OVERALL PLOT PLAN

WTE RIVERDALE, LLC

SCALE BAR
0 1" = 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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SHEET: SITE PLAN

PROJECT: DAIRY DIGESTER
MADDOX DAIRY
12840 W. KAMM AVENUE
RIVERDALE, CA 93656
559-866-5624
J.T.E. PROJECT #: 0052-2001

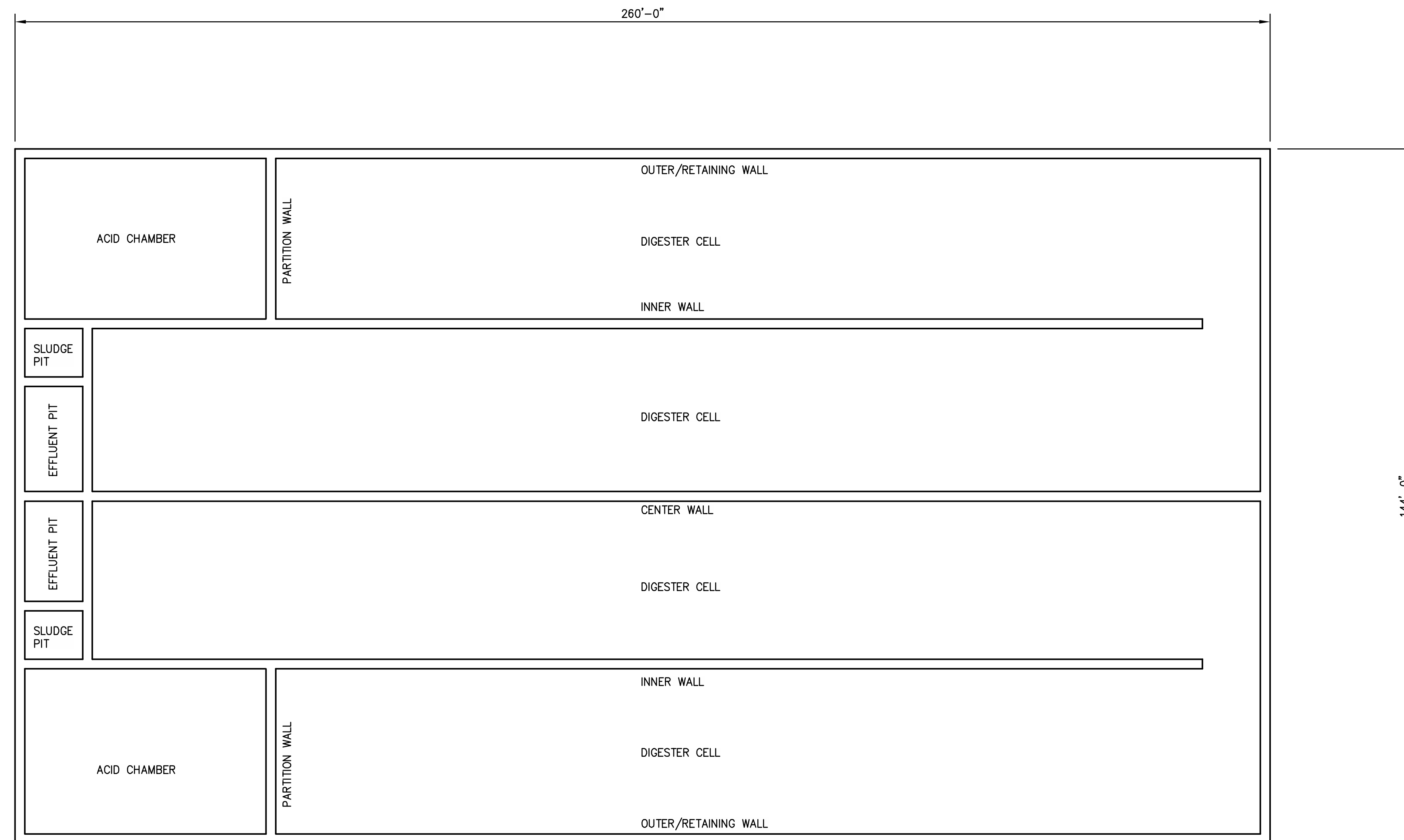
JTOSTE ENGINEERING
JASON A. TOSTE, PE - RCE 77353
1750 MILESTONE WAY, TURLOCK, CA 95382
209-535-8027

5-26-2020

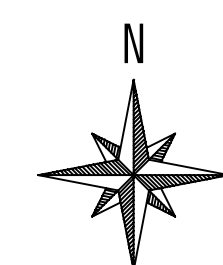
SHEET
1 OF 5

NOTES

1. DIGESTER VESSEL IS A MOSTLY-UNDERGROUND CONCRETE STRUCTURE FOR BIOMASS. IT IS NOT AN "OCCUPIED" BUILDING BY ANY MEANS.
2. ENTIRE VESSEL IS COVERED BY A PRE-CAST CONCRETE LID.



FLOOR PLAN SCHEMATIC - DIGESTER VESSEL
Scale: 1/16" = 1'-0"



WTE RIVERDALE, LLC

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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SHEET:
DIGESTER SCHEMATIC

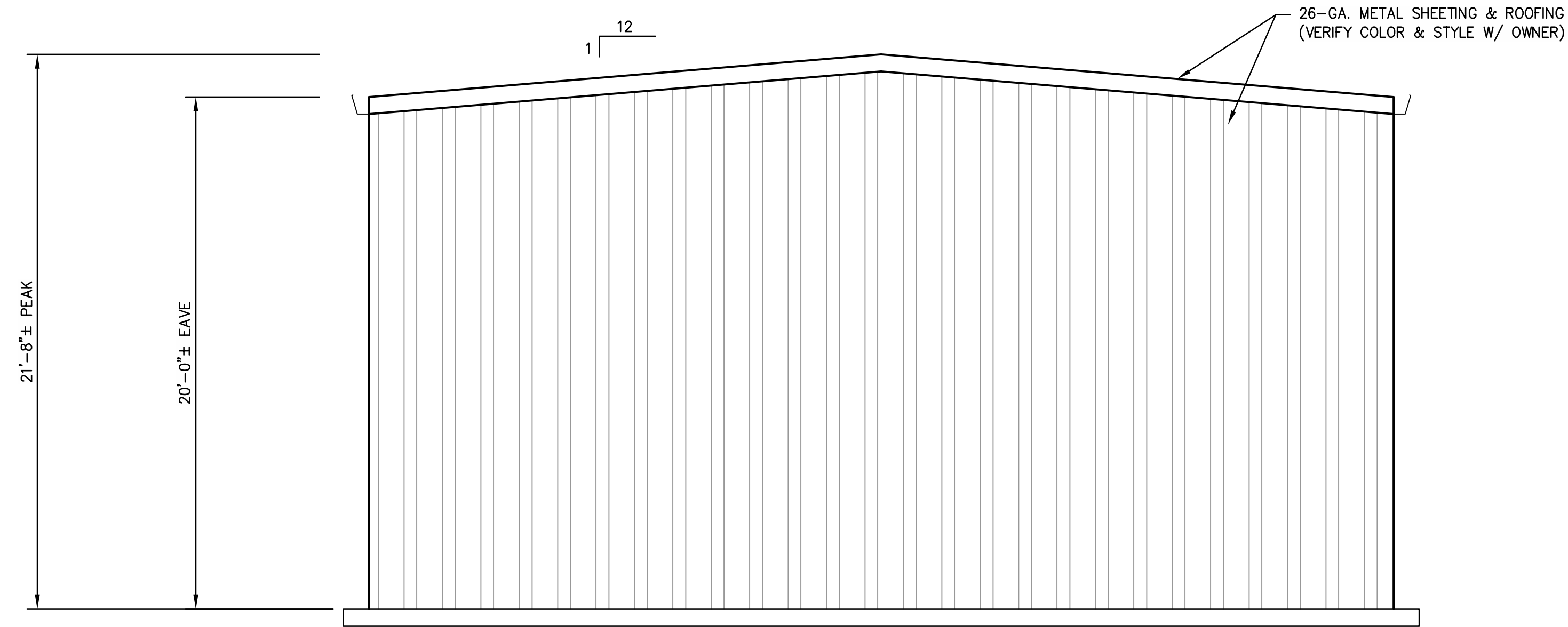
PROJECT:
DAIRY DIGESTER
MADDOX DAIRY
12840 W. KAMM AVENUE
RIVERDALE, CA 93656
559-866-5624
J.T.E. PROJECT #:
0052-2001

JTOSTE ENGINEERING
JASON A. TOSTE, PE - RCE 77353
1750 MILESTONE WAY, TURLOCK, CA 95382
209-535-8027

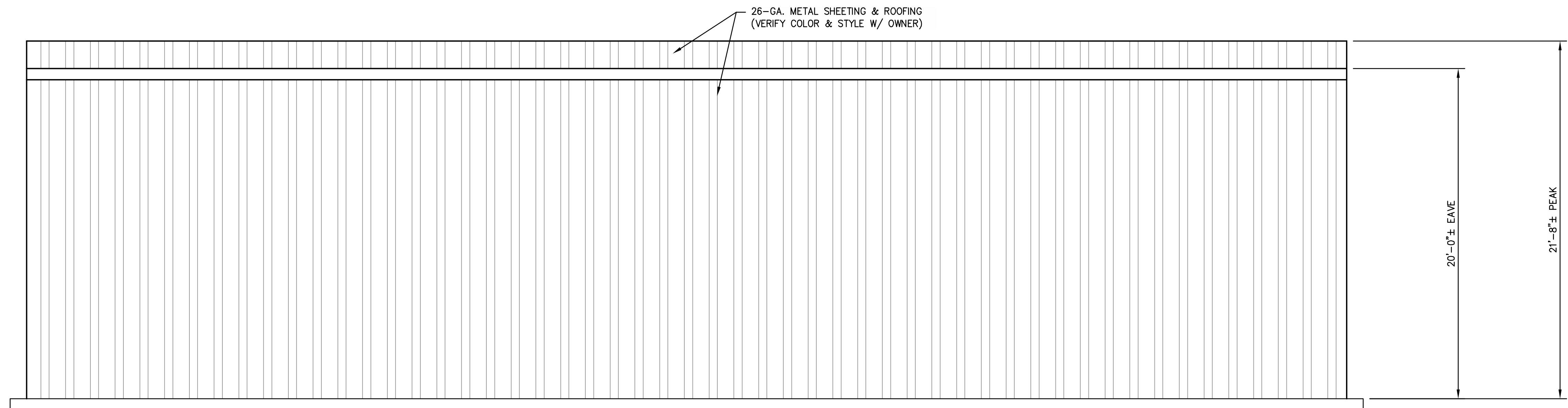
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SHEET
2
OF
5

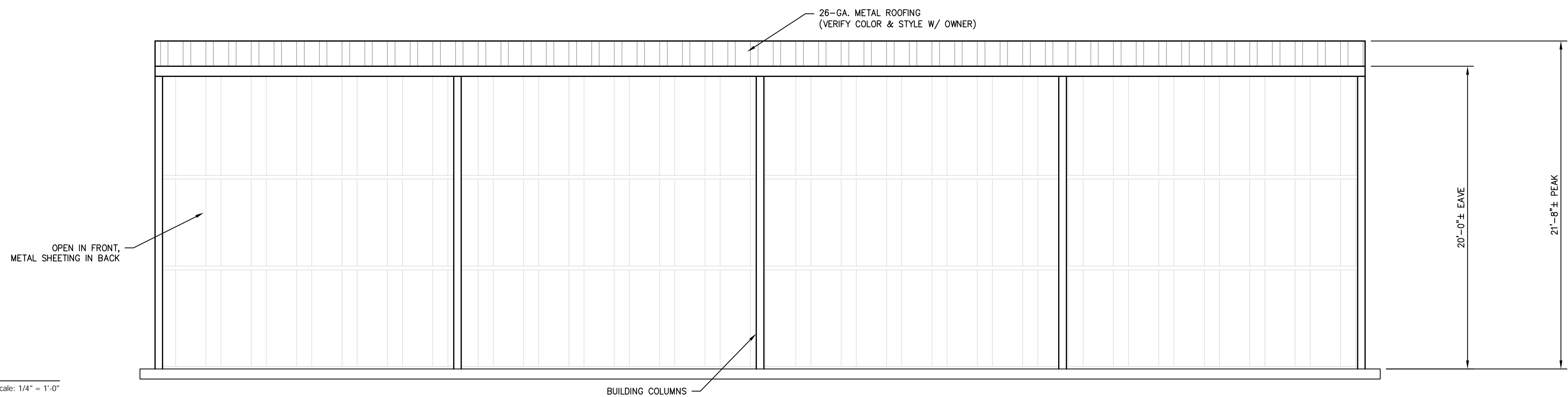
WEST / EAST ELEVATION
Scale: 1/4" = 1'-0"



NORTH ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WTE RIVERDALE, LLC

SCALE BAR
0 1" 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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Know what's below.
Call before you dig.

SHEET:
BUILDING 10
ELEVATIONS

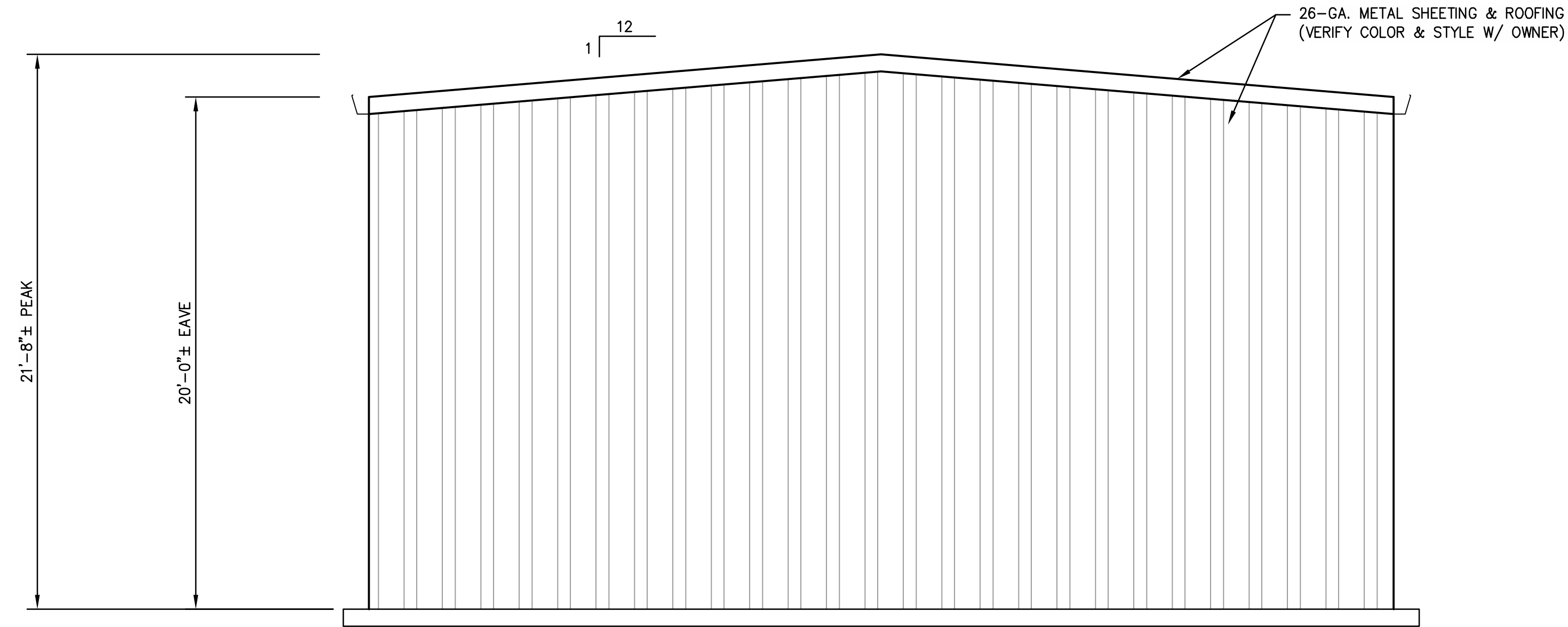
PROJECT:
DAIRY DIGESTER
MADDOX DAIRY
12840 W. KAMM AVENUE
RIVERDALE, CA 93656
559-866-5624
J.T.E. PROJECT #:
0052-2001

JTOSTE ENGINEERING
JASON A. TOSTE, PE - RCE 77353
1750 MILESTONE WAY, TURLOCK, CA 95382
209-535-8027

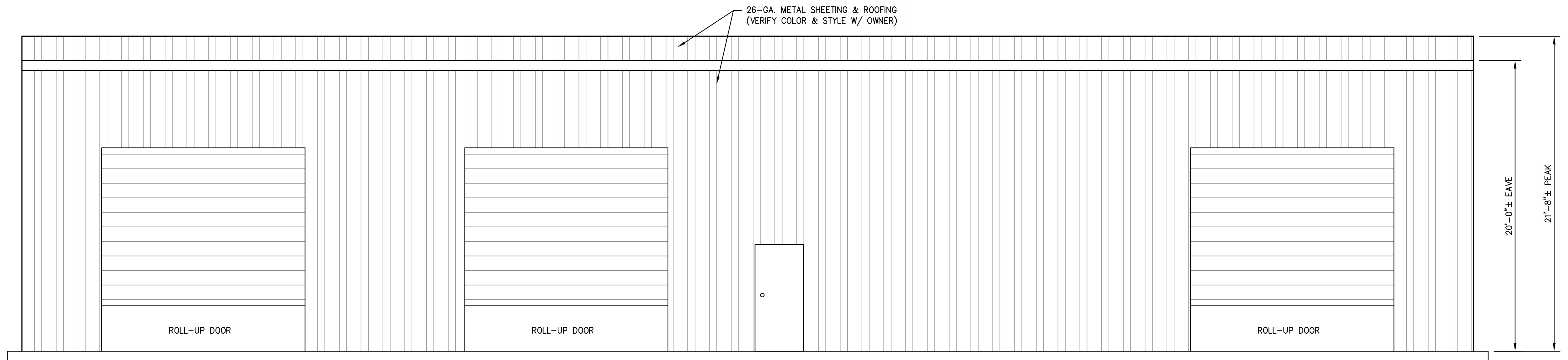
5-26-2020

SHEET
3
OF
5

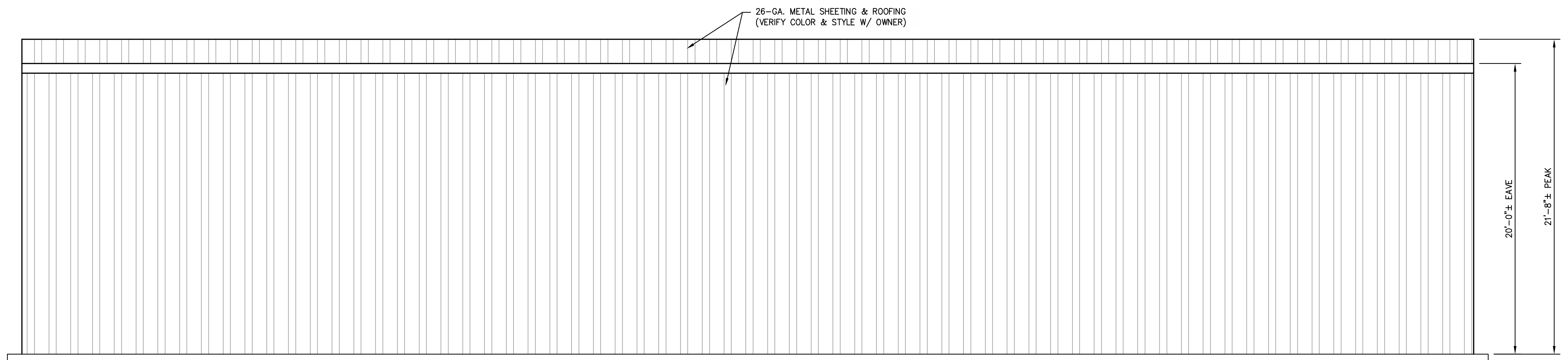
NORTH / SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"



WTE RIVERDALE, LLC

SCALE BAR
0 1" 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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Know what's below.
Call before you dig.

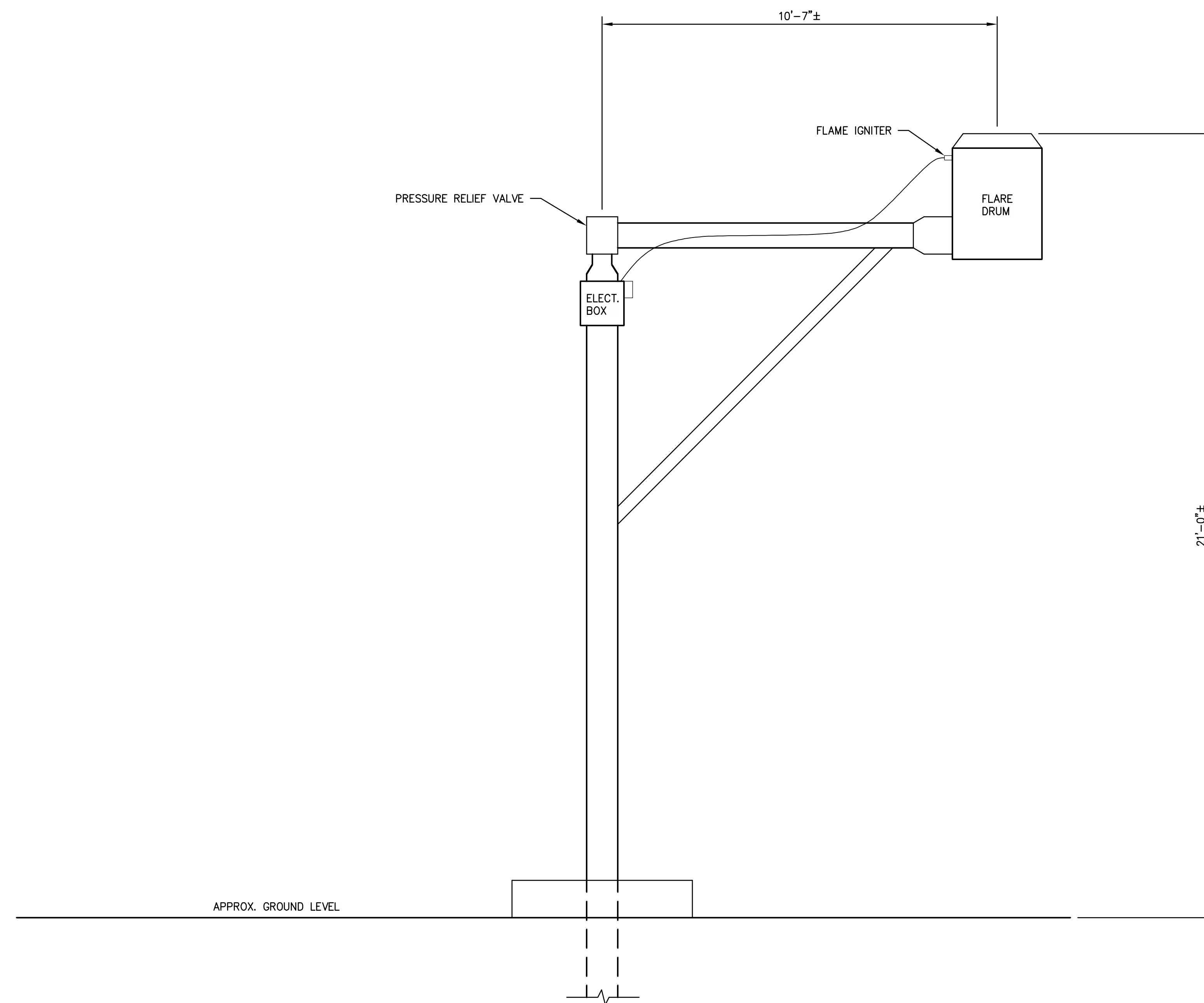
SHEET:
BUILDING 11
ELEVATIONS

PROJECT:
DAIRY DIGESTER
MADDOX DAIRY
12840 W. KAMM AVENUE
RIVERDALE, CA 93656
559-866-5624
J.T.E. PROJECT #:
0052-2001

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JASON A. TOSTE, PE - RCE 77353
1750 MILESTONE WAY, TURLOCK, CA 95382
209-535-8027

5-26-2020

SHEET
4
4 OF 5



○ FLARE SCHEMATIC
Scale: N.T.S.

WTE RIVERDALE, LLC

SCALE BAR
0 1" / 0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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Know what's below.
Call before you dig.

SHEET:
FLARE SCHEMATIC

PROJECT:
DAIRY DIGESTER
MADDOX DAIRY
12840 W. KAMM AVENUE
RIVERDALE, CA 93656
559-866-5624
J.T.E. PROJECT #:
0052-2001

JTOSTE ENGINEERING
JASON A. TOSTE, PE - RCE 77353
1750 MILESTONE WAY, TURLOCK, CA 95382
209-535-8027

5-26-2020

SHEET
5
OF
5

Maddox Dairy Renewable Gas Project Primary to CEE CUP # 3679

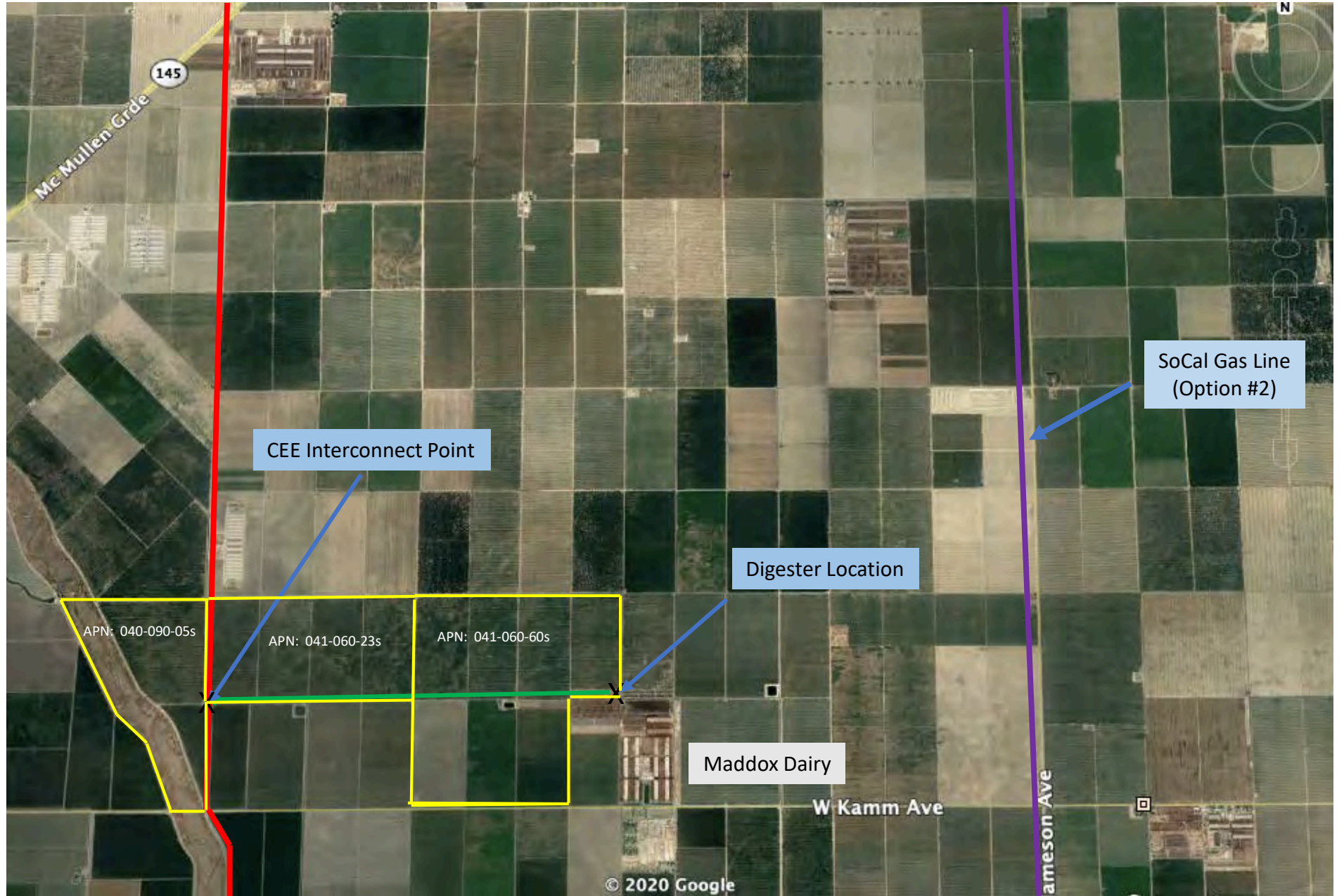
High Level Site Plan for
interconnection to gas grid

Pipeline ROW is entirely on
Maddox-owned land.
Parcel lines are yellow

Green Line – new proposed
RNG pipeline from Digester to
Interconnect point



Red Line – California Energy
Exchange (“CEE”) existing
natural gas pipeline



Maddox Dairy Renewable Gas Project Backup to SoCal Gas CUP # 3679

High Level Site Plan for
interconnection to gas grid

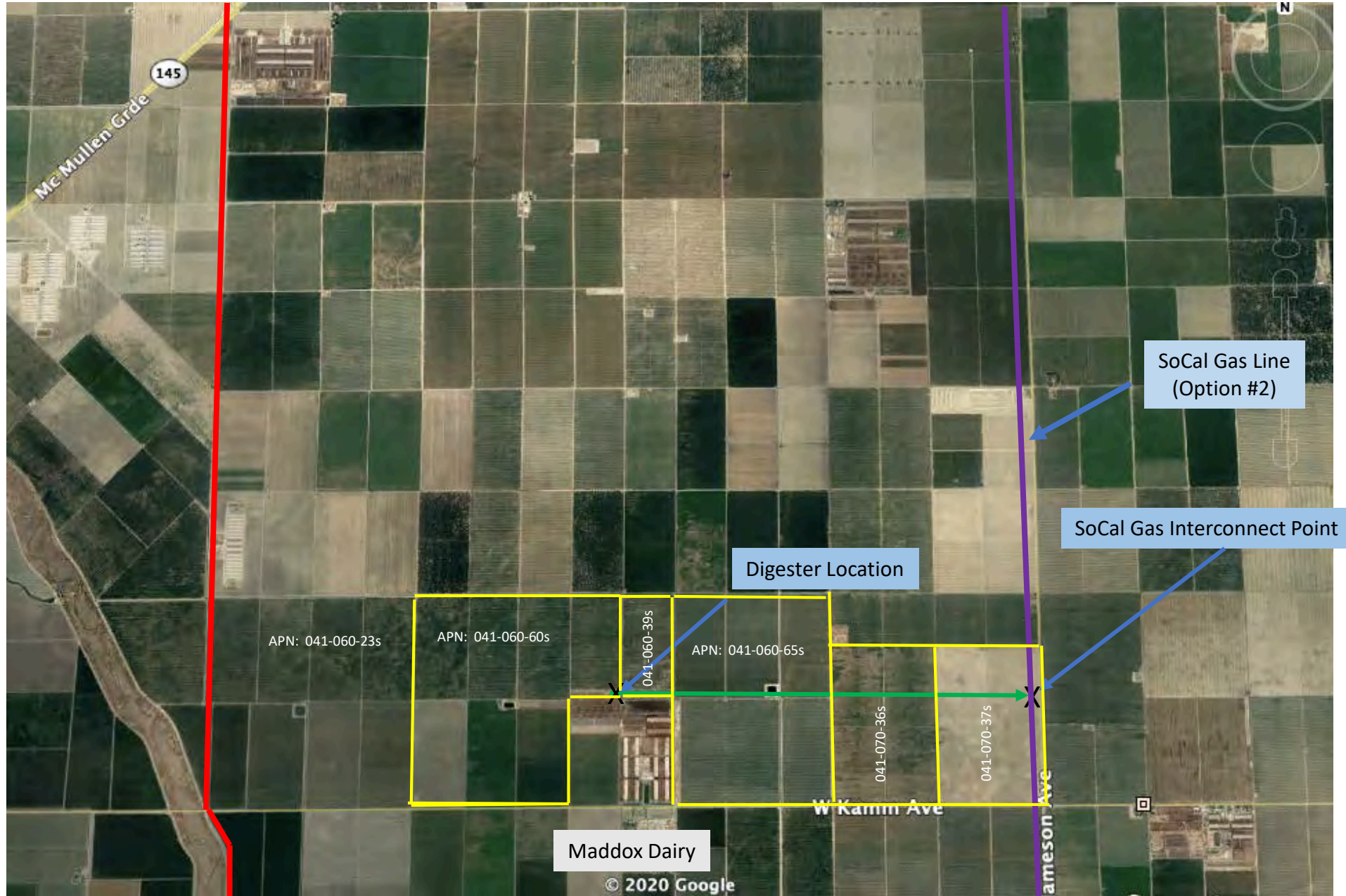
Pipeline ROW is entirely on
Maddox-owned land.
Parcel lines are yellow



Green Line – new proposed RNG
pipeline from Digester to
Interconnect point



Purple line is backup to
SoCal Gas line





California Energy Exchange Corporation

March 23, 2020

Mr. Steve Dvorak
WTE Riverdale, LLC
P.O. Box 124
Chilton, WI 53014

RECEIVED
COUNTY OF FRESNO

JUN 04 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

RE: LETTER OF SUPPORT FOR THE WTE RIVERDALE RNG PROJECT AT MADDOX DAIRY

Dear Mr. Dvorak:

California Energy Exchange (“CEE”) is pleased to provide our support for the RNG project that WTE Riverdale is developing at the Maddox Dairy located near Helm, CA. CEE is part of a family owned, Sacramento based company that has successfully provided energy related services to natural gas producers since the early 1950s. CEE, through its Gas Control Center located in Rancho Cordova, California, utilizes advanced SCADA systems and distributed field architecture to monitor and control its gas gathering pipelines under a DOT-compliant pipeline operations platform, including pipeline operators with real time access to flow data and gas quality to assure reliable and safe deliveries into the utility pipeline system.

Per our recent communications, CEE affiliate, California Gas Gathering, Inc. (CGG), owns and operates a natural gas gathering pipeline situated on Maddox Dairy property. That pipeline has capacity to receive the estimated quantities of RNG from the Maddox Dairy project and other dairies that are in close proximity as we’ve discussed and understand. The CEE pipeline has an existing direct connection to the PG&E gas grid at PG&E’s Helm Junction allowing RNG to flow from your project to end users within California. To support the flow of RNG into that line, CEE is in advanced stages of undertaking an upgrading process with PG&E at Helm Junction that will allow metering and transmission for biomethane. We expect this upgrading process to be completed and to have capacity for RNG to flow from your project before the end of this year and over at least a 10-year term.

CEE’s commitment to initiatives and projects that address climate change is an integral part of our business. We encourage efforts such as WTE’s that develop innovative solutions, while supporting the state’s policy goals.

We appreciate you considering this letter in support of the proposed project at the Maddox Dairy by WTE and their plans to seek grant funds from the CDFA.

Sincerely,

Brian G. Habersack
Vice President, Operations

RECEIVED
COUNTY OF FRESNO

JUN 04 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

**WTE Riverdale, LLC
Digester Project at
Maddox Dairy**

Pre-App Review #: 19-109637

Orientation of photo: South

Photo taken:
June 3, 2020

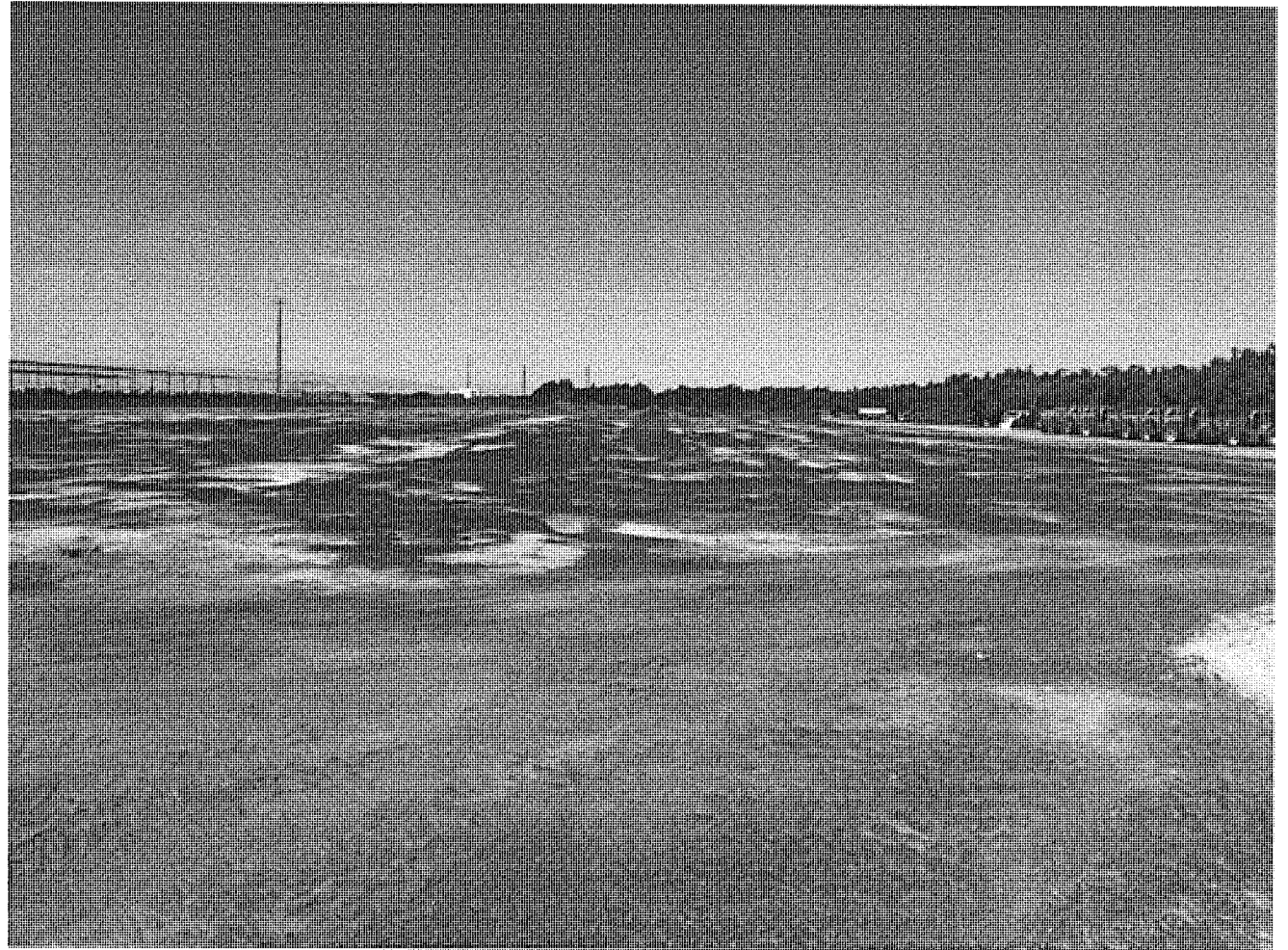


**WTE Riverdale, LLC
Digester Project at
Maddox Dairy**

Pre-App Review #: 19-109637

Orientation of photo: West

Photo taken:
June 3, 2020



**WTE Riverdale, LLC
Digester Project at
Maddox Dairy**

Pre-App Review #: 19-109637

Orientation of photo: East

Photo taken:
June 3, 2020



**WTE Riverdale, LLC
Digester Project at
Maddox Dairy**

Pre-App Review #: 19-109637

Orientation of photo: North



Photo taken:
June 3, 2020

**WTE Riverdale, LLC
Digester Project at
Maddox Dairy**

Pre-App Review #: 19-109637

Point where photos taken from
red "X" on picture

Photos taken:
June 3, 2020

