



Community and Economic Development Planning Division

Jamie Bax *JB*
Deputy Director

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PLANNING COMMISSION DATE: August 4, 2020

AGENDA ITEM: #2

CUP	#2020-008	Conditional Use Permit requesting to construct and operate a plant for hulling, drying, processing, packaging, warehousing and storing of pistachios.
APN	041-171-008 041-172-004	Applicant/Owner: Dry Ranch LLC
CEQA	MND #2020-09	Mitigated Negative Declaration

REQUEST:

The applicant is requesting to construct and operate a plant for hulling, drying, processing, packaging, warehousing and storing of pistachios.

LOCATION:

The subject property is located on the west of Firebaugh Blvd, approximately 3.02 miles northeast of its intersection with Avenue 7 1/2 (no situs) Madera.

ENVIRONMENTAL ASSESSMENT:

Mitigated Negative Declaration (MND #2020-09) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends approval of CUP#2020-008, subject to conditions and MND #2020-09 with corresponding Mitigation Monitoring and Reporting Program

GENERAL PLAN DESIGNATION (EXHIBIT A):

SITE: AE (Agricultural Exclusive) Designations.

SURROUNDING: AE (Agricultural Exclusive) Designations
OS (Open Space) Designations

ZONING (EXHIBIT B)

SITE: ARE-40 (Agricultural, Rural, Exclusive - Forty Acre) District

SURROUNDING: ARE-40 (Agricultural, Rural, Exclusive - Forty Acre) District
ARE-20 (Agricultural, Rural, Exclusive - Twenty Acre) District
OS (Open Space) District

LAND USE:

SITE: Agricultural

SIZE OF PROPERTY: 384.78 Total Acres

ACCESS (EXHIBIT B): Access to the site is via Firebaugh Blvd

WILLIAMSON ACT:

The subject properties are currently under a Williamson Act (Agricultural Preserve) contract. Conditions have been placed for the applicant to file Non-Renewal for the existing contract prior to issuance of building permits.

BACKGROUND AND PRIOR ACTIONS:

No prior actions are associated with the project parcels.

PROJECT DESCRIPTION:

The applicant is requesting to construct and operate a plant for hulling, drying, processing packaging, warehousing and storing of pistachios. The pistachio plant and related infrastructure will be located on parcel 041-172-004 while associated ponds for hulling water will be located on parcel 041-171-008. Both parcels are undeveloped land with the exception of ground water wells and a metering solar system on the smaller parcel (041-172-004). The proposed pistachio plant will include approximately 102 acres of related building/equipment. The project will be a multi-phased facility including construction of the distribution, packing/finishing, processing, huller, storage, restrooms, and fire suppression buildings as phase one. The second phase will include a sheller and a ready-to-eat building. Forty silo structures (53,000 sf) will also be constructed throughout both phases of the project.

Most on-site operations will be year-round, however the harvest and hulling period is limited as harvest season contains only two months out of the year. During this two month period, operations will expand, creating twelve hour shifts from 6:00 a.m to 6:00 p.m. A peak of 37 (25 seasonal) employees will be working at the facility. A maximum of 80 delivery trucks per day would access the project site conveying pistachios within a thirty mile radius of the facility for processing. This amount will decrease to three trucks per day near the end of peak season.

ORDINANCES/POLICIES:

Madera County Code (Chapter 18.53.050) Use regulations of agricultural zones.

Madera County General Plan Part 1, Land Use Designations

ANALYSIS:

The proposed project location is an ideal area for the proposed use. With the pistachio plant seasonal operations and surrounding secluded rural area, possible nuisance to residents are minimal. The applicant will be required to demonstrate and/or provide plans on how trucks will be facilitated in and out of the sites main entrance/exit without disrupting the main traffic flow.

Water usage for the proposed project would be up to 65,000,000 gallons of water per year (appx. 200 acre-feet) at full build out. During peak harvest season, the facilities water usage will be up to 1,900,000 gallons per day. Water sources will be supplied by existing groundwater wells. The existing domestic wells on site will supply potable water for human consumption and sanitary needs. The facilities liquid waste is comprised primarily of hulling water and is anticipated to be less than 45,000,000 gallons of water per season (140 acre feet). Hydrasieves, ponds and presses would be located on parcel 041-171-008, pumping water into the metered farming irrigation distribution system and applied to approximately 1,240 acres of farmland.

The application was circulated to internal and external agencies for comments, including Native American tribes per Assembly Bill 52 requirements. Comments were received from Environmental Health, Fire Marshal, Public Works Engineering and Roads, and San Joaquin Valley Air Pollution Control District (SJVAPCD). Standard comments from Environmental Health require all buildings or structures that generate liquid waste to have its own private sewage disposal system unless they are served by a community sewer system. Fire Marshal's comment requested any building or fire permits shall be reviewed for compliance with current adopted codes. Public Works is requiring the developer to dedicate a 10-ft strip of land along the frontage of the site to the County for future public road improvement. The SJVAPCD has stated that the proposed project is not expected to exceed any of the Districts significant thresholds, but recommends utilizing the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities. The project will also will be subject to District Rule 2010 (Permits required) and Rule 2201 (New and Modified Stationary Source Review) and will require District permits.

The closest count reported from the 2017 County of Madera Traffic Volume Report, was on Firebaugh Blvd, north of Avenue 7. In this daily trip report, 1,102 trips were recorded northbound and 1,104 trips were recorded southbound. The estimated number of vehicular trips generated by this proposed use is approximately 12 average daily trips for employees and 40 daily trips for delivery vehicles (max 83 delivery trips during peak season).

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,456.75 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,406.75 Department of Fish and Wildlife fee that took effect January 1, 2020 and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit at the Board of Supervisors.

FINDINGS OF FACTS

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The Madera County Zoning Ordinance requires that the following findings of fact must be made by the Planning Commission to grant approval of this permit:

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance in that the applicant is requesting to construct and operate a plant for hulling, drying, processing packaging, warehousing and storing of pistachios on an ARE-40 (Agricultural, Rural, Exclusive-Forty Acre) zoned parcel. This is an appropriate request for establishment of an ag-oriented like facility.*
2. *The proposed project is not contrary to the public health, safety, or general welfare. No activities from the proposed project will have a significant impact with the public's health, safety, or general welfare. Conditions have been placed for the developer to follow guidelines placed by San Joaquin Valley Air Pollution Control District (SJVAPCD) to help mitigate exhaust emissions and activities.*
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors, in that the project must adhere to the conditions of approval as well as mitigation measures. The (SJVAPCD) has stated that the proposed project is not expected to exceed any of the Districts significant thresholds, but recommends utilizing the cleanest reasonably available off-road construction fleets and practices.*
4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties. Due to the surrounding agricultural land use and rural nature of the parcel, the proposed pistachio plant will not have a negative effect upon surrounding properties. The project request is common among large agriculturally zoned parcels.*

GENERAL PLAN CONSISTENCY:

The General Plan is listed as AE (Agricultural Exclusive) which provides for agricultural uses, limited agricultural support service (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi-public uses and similar and compatible uses. The property is zoned ARE-40 (Agricultural, Rural, Exclusive - Forty Acre) District which allows for agriculturally oriented services with a Conditional Use Permit. The zoning and general plan are all consistent with the proposed use.

RECOMMENDATION:

Staff recommends approval of CUP#2020-008, Mitigated Negative Declaration #2020-09 and associated Mitigation Monitoring Program.

CONDITIONS:

See attached conditions of approval.

ATTACHMENTS:

1. Exhibit A. General Plan Map
2. Exhibit B. Zoning Map
3. Exhibit C. Assessor Map
4. Exhibit D-1. Overall Site Plan Map
5. Exhibit D-2. Enlarged Site Plan Map
6. Exhibit D 3-4. Floor Plan Map

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7. Exhibit D 5-11. Elevation Map
8. Exhibit E. Aerial Map
9. Exhibit F. Topographical Map
10. Exhibit G. Operational Statement
11. Exhibit H. Project Description / Operational Statement
12. Exhibit I. Environmental Health Comments
13. Exhibit J. Public Works-Engineering Comments
14. Exhibit K. Public Works-Roads Comments
15. Exhibit L. Fire Marshal Comments
16. Exhibit M. Cal Trans Comments
17. Exhibit N. Picayune Rancheria of the Chukchansi Indians Comments
18. Exhibit O. San Joaquin Valley Air Pollution Control District
19. Exhibit P. Initial Study
20. Exhibit Q. Mitigated Negative Declaration

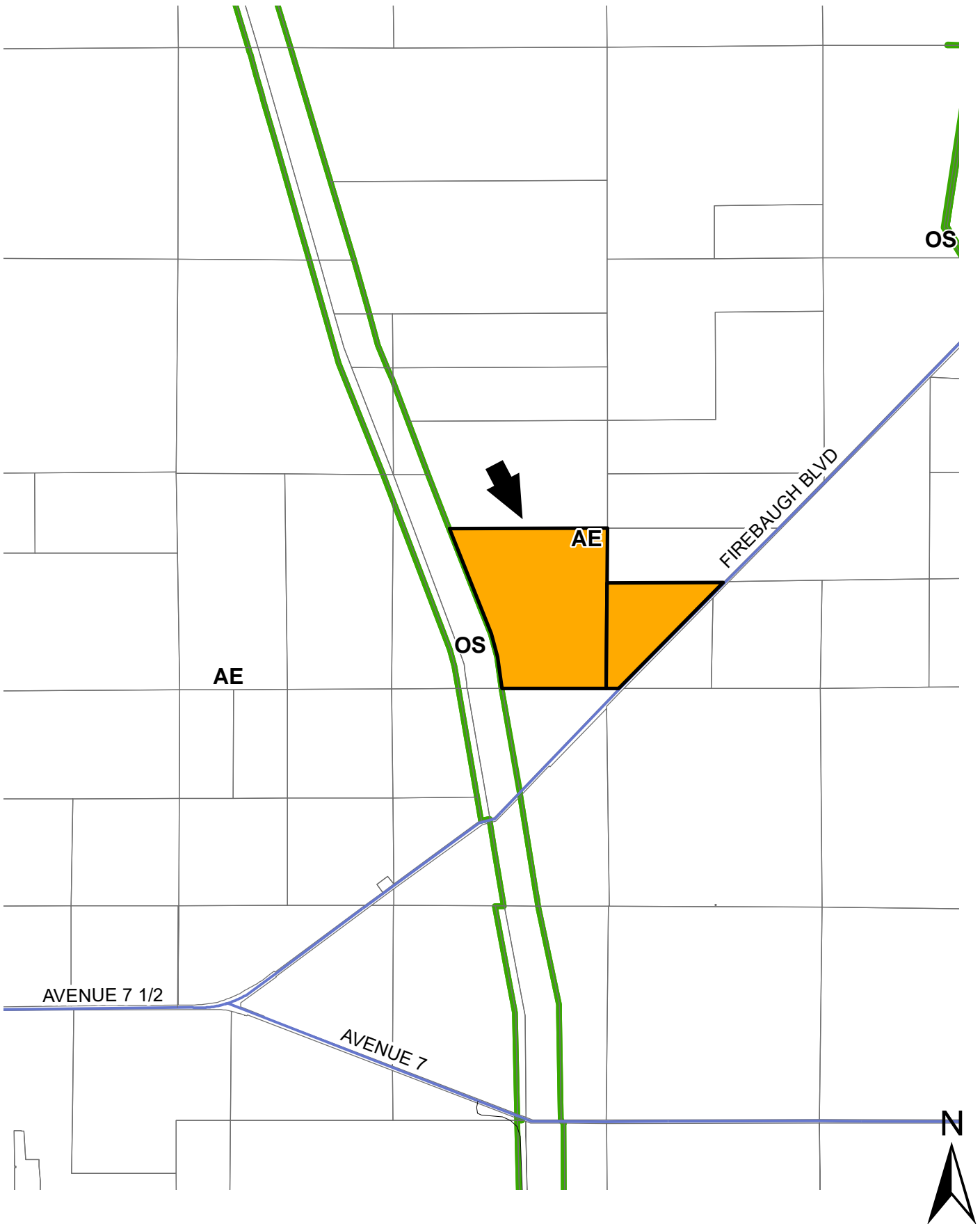
CONDITIONS OF APPROVAL

PROJECT NAME:	CUP#2020-008 - Dry Ranch LLC
PROJECT LOCATION:	The subject property is located on the west of Firebaugh Blvd, approximately 3.02 miles northeast of its intersection with Avenue 7 1/2 (no situs) Madera.
PROJECT DESCRIPTION:	The applicant is requesting to construct and operate a plant for hulling, drying, processing, packaging, warehousing and storing of pistachios.
APPLICANT:	Dry Ranch LLC
CONTACT PERSON/TELEPHONE NUMBER:	Kathy Parker / (661) 282-2200

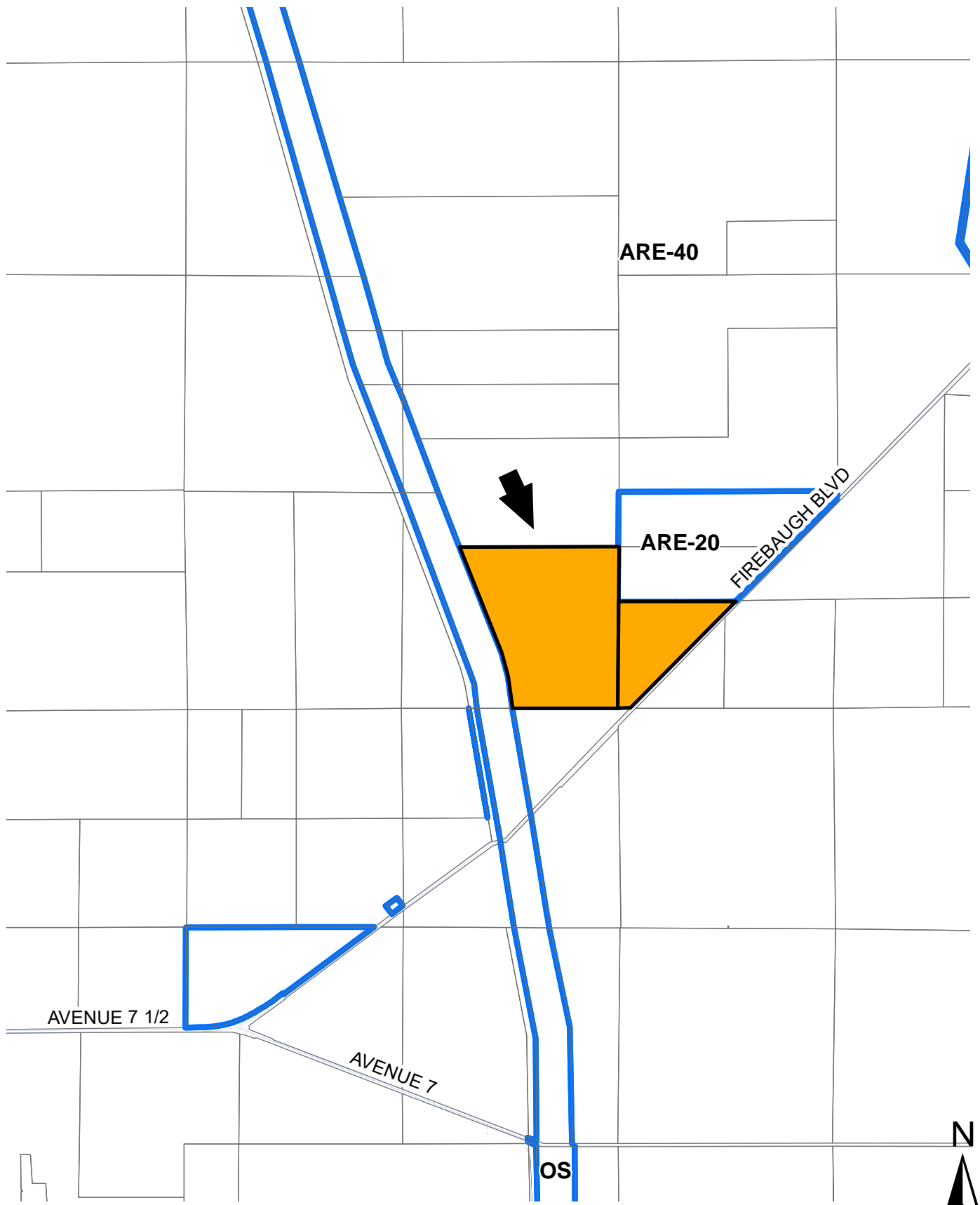
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	The water well(s) to be used or constructed on site for this project, may require to be permitted by this Division if the facility meets the State definition as a "Public Water System". "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year. Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to become a public water system. Any creation of New Public Water systems are required to comply with Senate Bill (SB) 1263.	EH			
2	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Onsite Wastewater Treatment Systems must comply with Madera County Code (MCC) Title 13 and Madera County Local Agency Management Program (LAMP).				
3	Solid waste collection with sorting for green, recycle, and garbage is required	EH			
4	If your facility handles/store any hazardous materials on-site or generates hazardous waste you may be subject to permitting requirements through our department. As of January 2013 all Certified Unified Program Agency (CUPA) regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at www.cers.calepa.ca.gov .	EH			
5	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.	EH			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
Fire					
1	Prior to the issuance of any Building or Fire Permits the project shall be reviewed for compliance with current adopted codes.	Fire Department			
2	The Fire Department will also be providing condition or comments due to the projected impact of the development on the Madera County Fire Department.	Fire Department			
Planning					
1	The project shall be developed and operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.	Planning			
2	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Planning			
3	The project will be constructed on two parcel that is enrolled in the Williamson Act. The applicant is required to file Non-Renewal for the existing contract prior to obtaining building permits	Planning			
4	The project shall comply with the Madera County Water Efficient Landscaping Ordinance. A landscaping and irrigation plan shall be submitted to the Planning Department for review and approval prior to the release of the conditional use permit. The plan shall show the type of species to be planted, along with their size, location, spacing, etc. The landscaping and undeveloped portions of the parcel shall be kept viable and free of weeds and debris.	Planning			
5	Any construction activity associated with this project will be limited limited to the hours of 7AM to 7PM Monday through Friday and 9AM to 5PM on Saturday. Construction activities will be prohibited on Sundays.	Planning			
6	Per our Parking reulations (Section 18.102.040), manufacuring facilities shall provide 1 space per employee based on the highest number of employees scheduled to work on-site at any one time. Developer shall construct 37 parking spaces for employees working on-site	Planning			
Public Works - Engineering					

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
1	At the time of applying for the building permits, the applicant/contractor is required to submit a grading along with drainage calculations, and erosion control plans to the Public Works Department for review and approval. Grading permit must be obtained prior to performing any grading on site.	PW-Engineering			
2	APN 041-171-008 is in a flood zone. Future proposed buildings will require an elevation certificate.	PW-Engineering			
3	No signs are allowed to be installed within County road right of way. New signs must not hinder intersection triangular corner sight distance or create visual obstruction.	PW-Engineering			
4	Firebaugh Blvd is designated as an arterial with a 80-ft wide road right of way. Currently there is an existing 30-ft R/W along the north side of the site. The developer is required to dedicate a 10-ft strip of land along the frontage of the site to the County for future public road improvement.	PW-Engineering			
5	Firebaugh Blvd is a high-speed travel and narrow, two-lane road, the developer must demonstrate and/or provide ways to get trucks in and out of the site main entrance/exit safely without causing any traffic hazards to the main traffic flows.	PW-Engineering			
Public Works - Roads					
1	Prior to any construction where such construction is occurred within an existing County right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be obtained prior to commencing the work.	PW-Roads			



GENERAL PLAN MAP

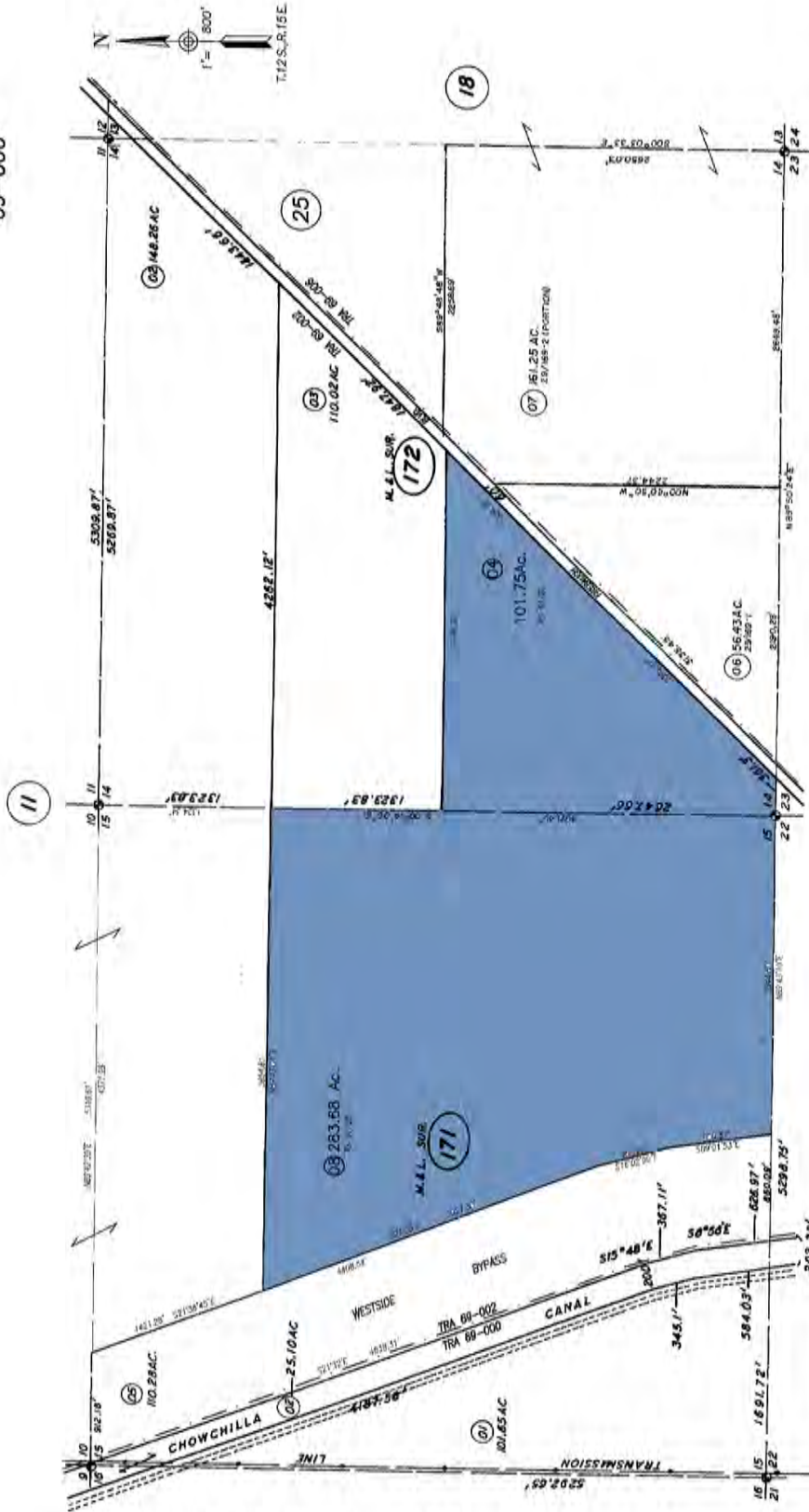


ZONING MAP

SECS.14 & 15 T.12S., R.15E. M.D.B.&M.

41-17

Tax Area Code
69-000
69-002
69-006



Assessor's Map No. 41-17
Firebaugh
County of Madera, Calif.
1959

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NOTE: Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles.

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

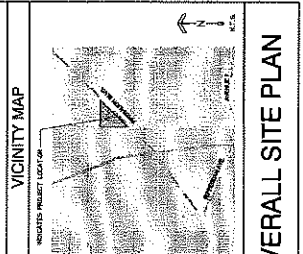
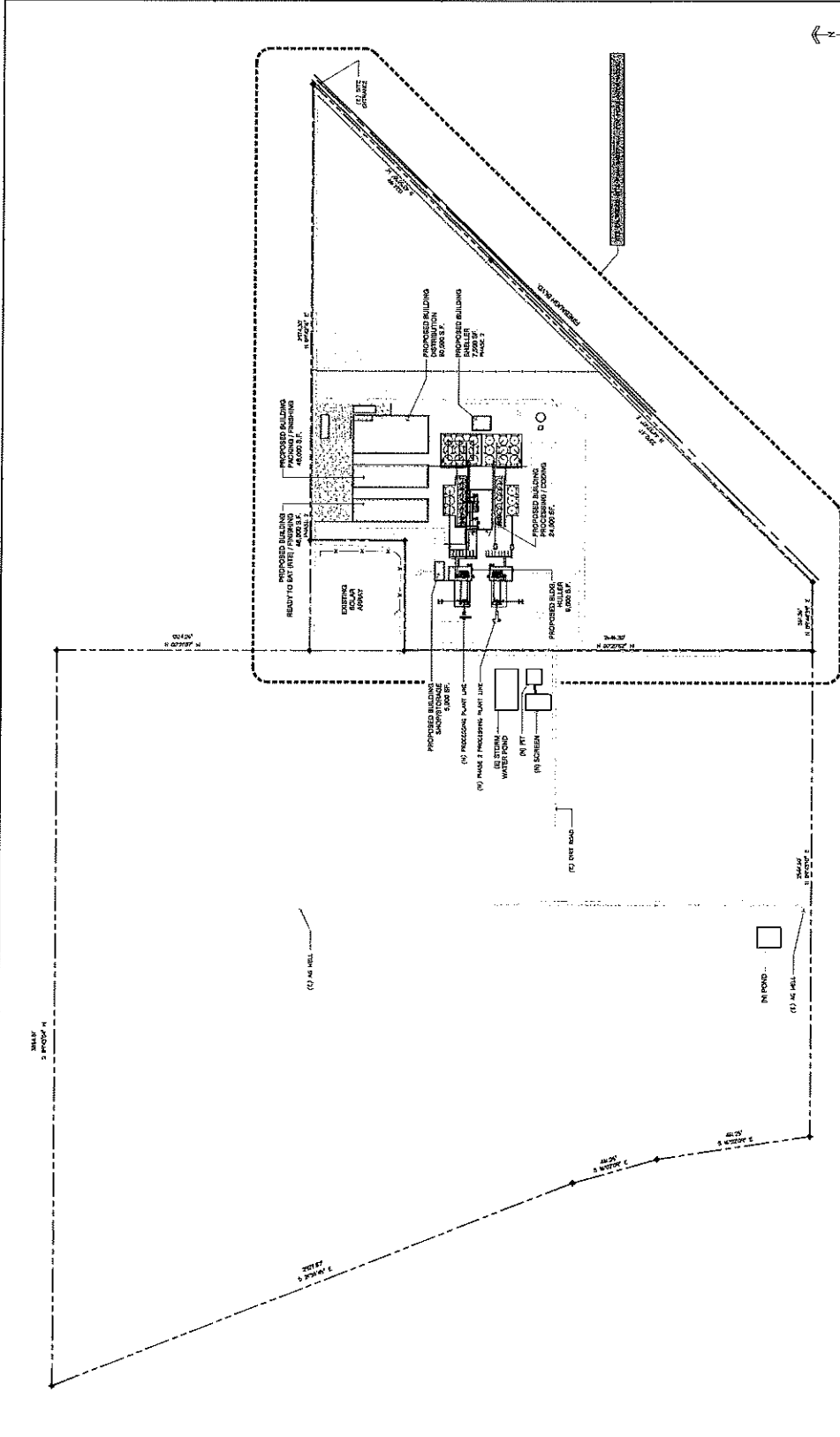
1034-1-06
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ASSESSOR'S MAP



PROJECT: PROPOSED DEVELOPMENT FOR: DRY RANCH, LLC. MADERA, CALIFORNIA

STATUS:	DESIGN REVIEW UNDERWAY
DATE:	01/28/08
PREPARED BY:	WILLIAMSON
DATE CHECK & APPROVED:	



PROJECT DATA

PROPOSED INDUSTRIAL BUILDING
TYPE: I-1
TOTAL AREA: 100,000 SF
TOTAL FLOOR AREA: 100,000 SF
NUMBER OF BAYS: 10
BAY WIDTH: 100 FT
BAY LENGTH: 100 FT
CLEAR HEIGHT: 20 FT
TOTAL HEIGHT: 20 FT
FOUNDATION: CONCRETE PILING
FOUNDATION TYPE: CONCRETE PILING
FOUNDATION SIZE: 100' DIA x 100' DEEP
FOUNDATION SPACING: 100 FT
FOUNDATION TYPE: CONCRETE PILING
FOUNDATION SIZE: 100' DIA x 100' DEEP
FOUNDATION SPACING: 100 FT

TYPE	DESCRIPTION	AREA (SQ FT)	PERCENT OF TOTAL AREA
I-1	PROPOSED INDUSTRIAL BUILDING	100,000	100.0%
P-1	PROPOSED PAVING	10,000	10.0%
P-2	PROPOSED ASPHALT DRIVEWAYS	5,000	5.0%
P-3	PROPOSED CONCRETE DRIVEWAYS	5,000	5.0%
P-4	PROPOSED SIDEWALKS	1,000	1.0%
P-5	PROPOSED BIKEWAYS	1,000	1.0%
P-6	PROPOSED PARKING SPACES	10,000	10.0%
P-7	PROPOSED BOLLARDS	1,000	1.0%
P-8	PROPOSED LIGHT FIXTURES	1,000	1.0%
P-9	PROPOSED SIGNAGE	1,000	1.0%
P-10	PROPOSED SECURITY SYSTEMS	1,000	1.0%
P-11	PROPOSED FENCING	1,000	1.0%
P-12	PROPOSED UTILITIES	1,000	1.0%
P-13	PROPOSED DRAINAGE	1,000	1.0%
P-14	PROPOSED LANDSCAPING	1,000	1.0%
P-15	PROPOSED TREES	1,000	1.0%
P-16	PROPOSED SHRUBS	1,000	1.0%
P-17	PROPOSED GRASS	1,000	1.0%
P-18	PROPOSED SOIL	1,000	1.0%
P-19	PROPOSED WATER	1,000	1.0%
P-20	PROPOSED SEWER	1,000	1.0%
P-21	PROPOSED GAS	1,000	1.0%
P-22	PROPOSED ELECTRIC	1,000	1.0%
P-23	PROPOSED COMMUNICATIONS	1,000	1.0%
P-24	PROPOSED SECURITY	1,000	1.0%
P-25	PROPOSED OTHER	1,000	1.0%

PROPOSED OVERALL SITE PLAN

OVERALL SITE PLAN MAP

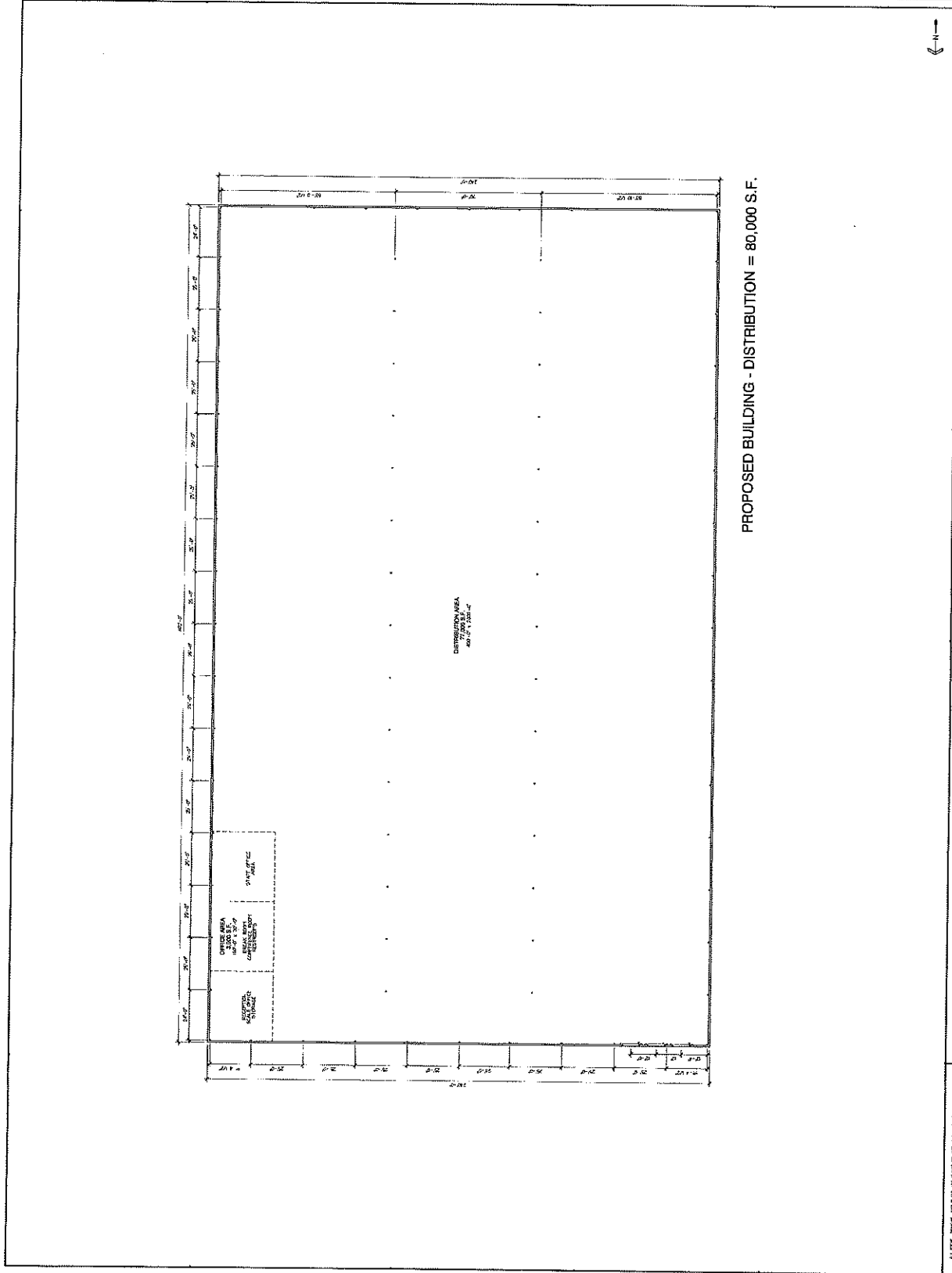


PROJECT: PROPOSED DEVELOPMENT FOR: DRY RANCH, LLC. MADERA, CALIFORNIA

STATUS: Scheme/Release/Not Approved/Submitted Final/Check/Building

REVISIONS

IDENTIFICATION
 SHEET: A-1.0
 DRAWING: PROPOSED DISTRIBUTION BUILDING FLOOR PLAN
 DATE: 12/22/2015
 DRAWN BY: [Name]



PROPOSED BUILDING - DISTRIBUTION = 80,000 S.F.

PROPOSED DISTRIBUTION BUILDING FLOOR PLAN

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE AREA OF THIS FLOOR PLAN IS APPROXIMATE AND SUBJECT TO CHANGE. THE AREA OF THIS FLOOR PLAN IS APPROXIMATE AND SUBJECT TO CHANGE. THE AREA OF THIS FLOOR PLAN IS APPROXIMATE AND SUBJECT TO CHANGE.



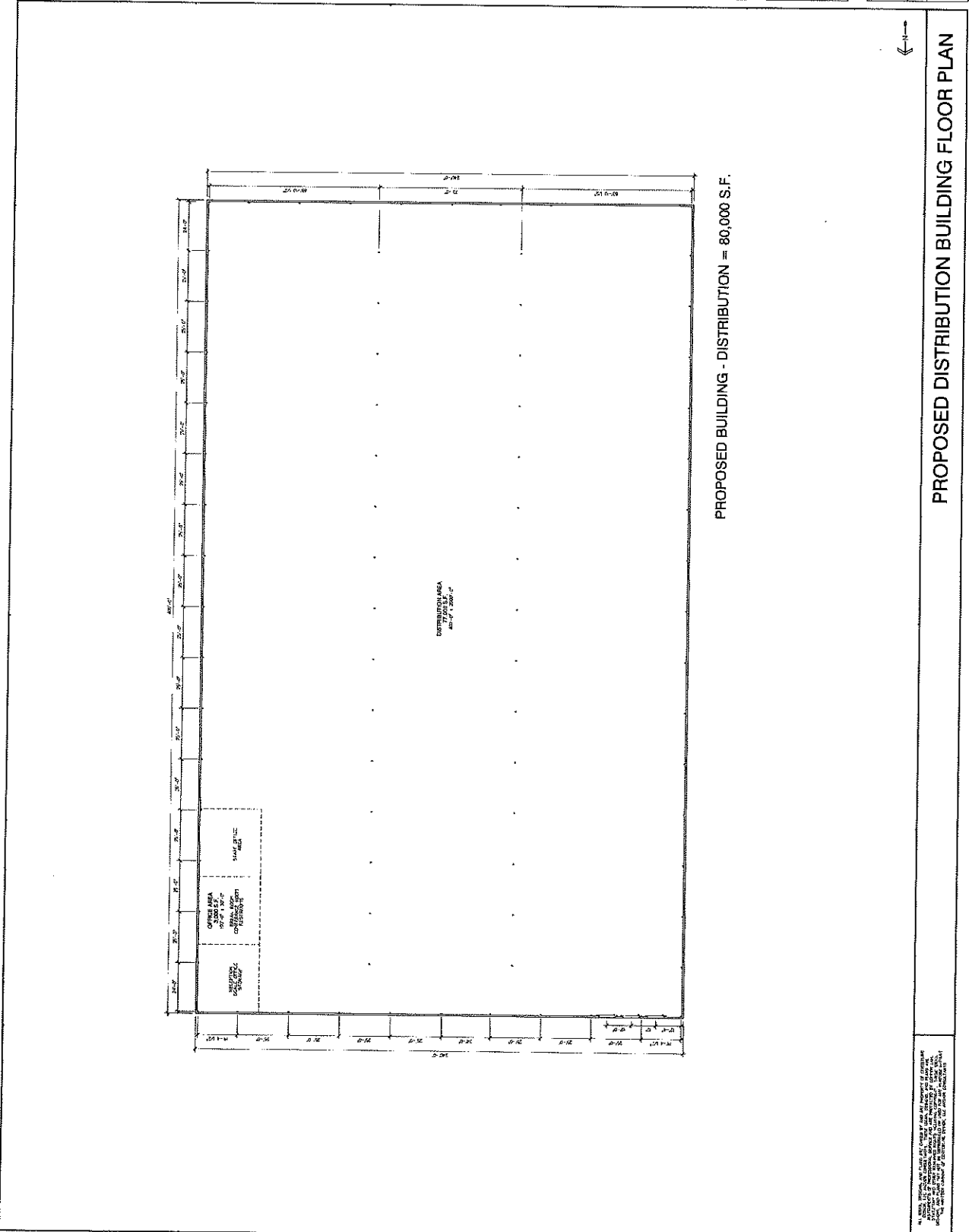
PROJECT: PROPOSED DEVELOPMENT FOR: DRY RANCH, LLC. MADERA, CALIFORNIA

STATUS: PRELIMINARY DESIGN

NO.	DATE	REVISIONS

IDENTIFICATION: SHEET NO. OF TOTAL SHEETS: 1 OF 1

A-1.0



PROPOSED BUILDING - DISTRIBUTION = 80,000 S.F.

PROPOSED DISTRIBUTION BUILDING FLOOR PLAN

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FLOOR PLAN MAP



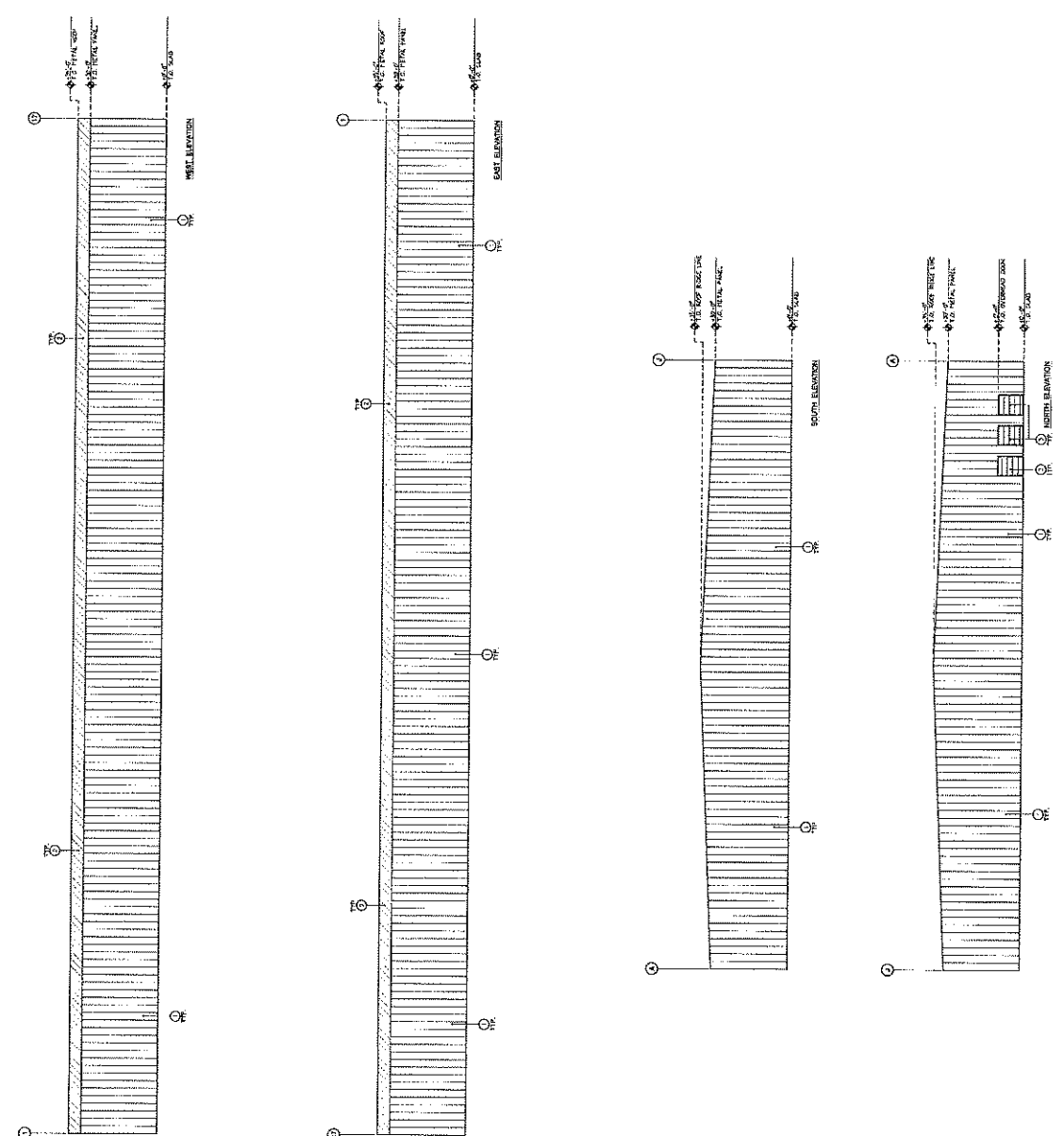
PROJECT
 PROPOSED DEVELOPMENT FOR:
 DRY RANCH, LLC,
 MADERA, CALIFORNIA

STATUS	DATE
DESIGN DEVELOPMENT	10/15/14
PERMITS	11/10/14
CONSTRUCTION	12/15/14
REVISIONS	
NO.	DESCRIPTION
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A-30

KEYED NOTES

1. SEE TOTAL WALL PANEL ELEVATION ALTERNATE.
2. SEE TOTAL WALL PANEL ELEVATION ALTERNATE.
3. SEE TOTAL WALL PANEL ELEVATION ALTERNATE.
4. SEE TOTAL WALL PANEL ELEVATION ALTERNATE.



PROPOSED DISTRIBUTION BUILDING - EXTERIOR ELEVATIONS

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



PROJECT
 PROPOSED DEVELOPMENT FOR:
 DRY RANCH, LLC.
 MADERA, CALIFORNIA

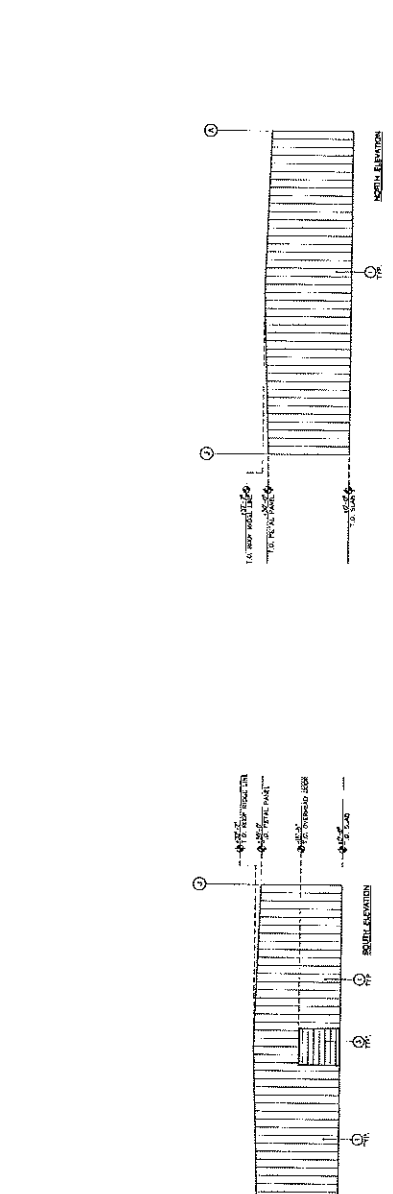
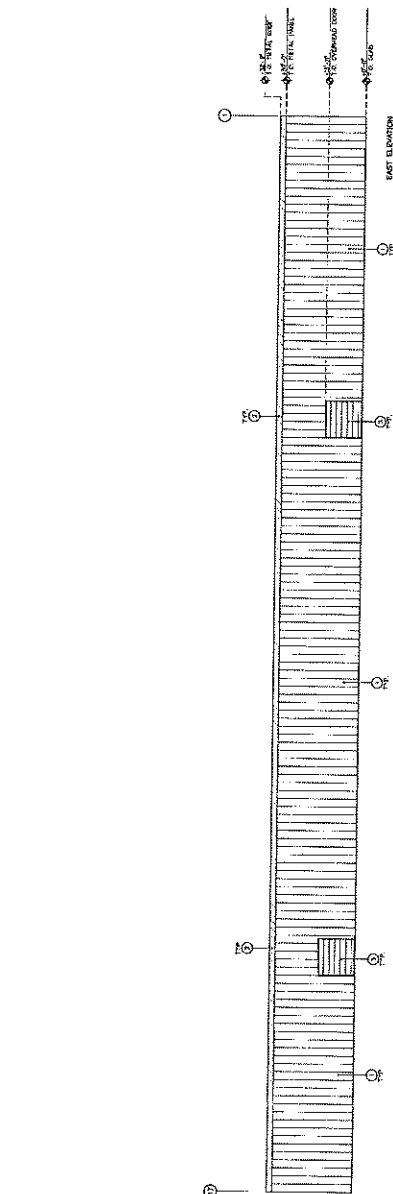
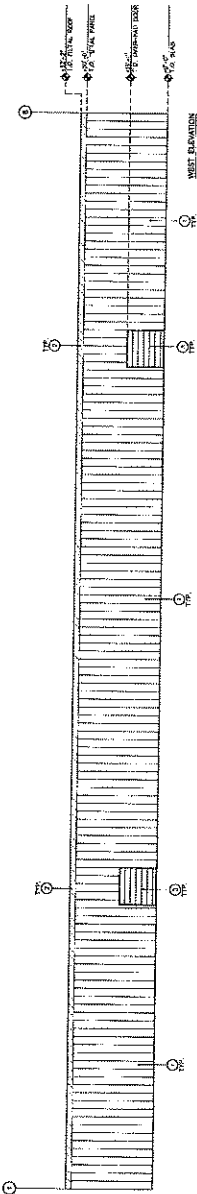
STATUS	DESIGNED / PREPARED FOR:
DATE	DATE OF ISSUE:
PROJECT NO.	PROJECT NAME:
DATE	DATE OF ISSUE:

REVISIONS	NO.	DATE	DESCRIPTION

IDENTIFICATION	NO.	DATE

A-3.1

- KEYED NOTES**
- 1. 1/2" METAL PANEL SYSTEM ASSEMBLY.
 - 2. 1/2" METAL PANEL SYSTEM ASSEMBLY.
 - 3. 1/2" METAL PANEL SYSTEM ASSEMBLY.
 - 4. 1/2" METAL PANEL SYSTEM ASSEMBLY.



PROPOSED PACKING / FINISHING BUILDING - EXTERIOR ELEVATIONS

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PROJECT: PROPOSED DEVELOPMENT FOR: DRY RANCH, LLC. MADERA, CALIFORNIA

STATUS

DESIGN REVIEW
PERMITS
CONSTRUCTION

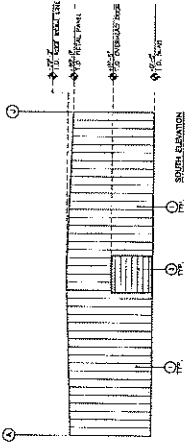
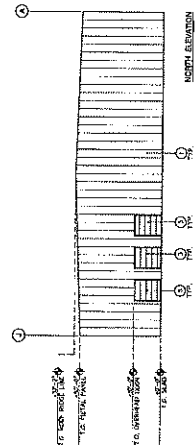
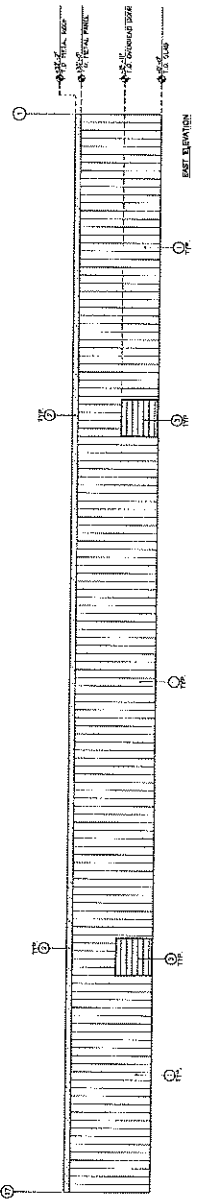
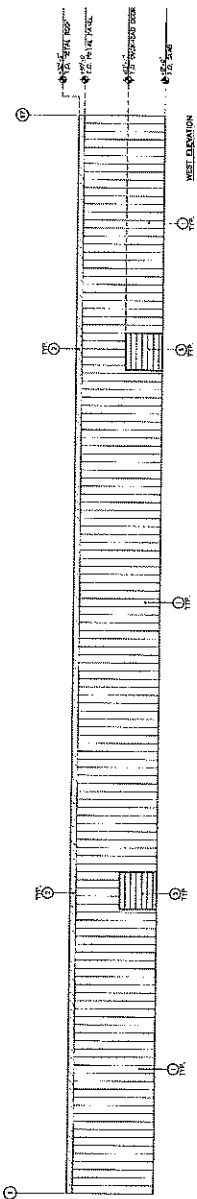
REVISIONS

IDENTIFICATION

A-3.2

KEYED NOTES

- 1. SEE METAL PANEL SYSTEM ASSEMBLY.
- 2. SEE METAL PANEL SYSTEM ASSEMBLY.
- 3. SEE METAL PANEL SYSTEM ASSEMBLY.
- 4. SEE METAL PANEL SYSTEM ASSEMBLY.



PROPOSED READY TO EAT (RTE) / FINISHING BUILDING - EXTERIOR ELEVATIONS

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE AS SHOWN IN THE SCHEDULE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN IN THE SCHEDULE. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.



PROJECT: PROPOSED DEVELOPMENT FOR: DRY RANCH, LLC. MADERA, CALIFORNIA

STATUS: PRELIMINARY DESIGN
 PROJECT: A-3-3
 PROJECT NO.:
 SHEET NO.:
 DATE: 08/15/2011

REVISIONS

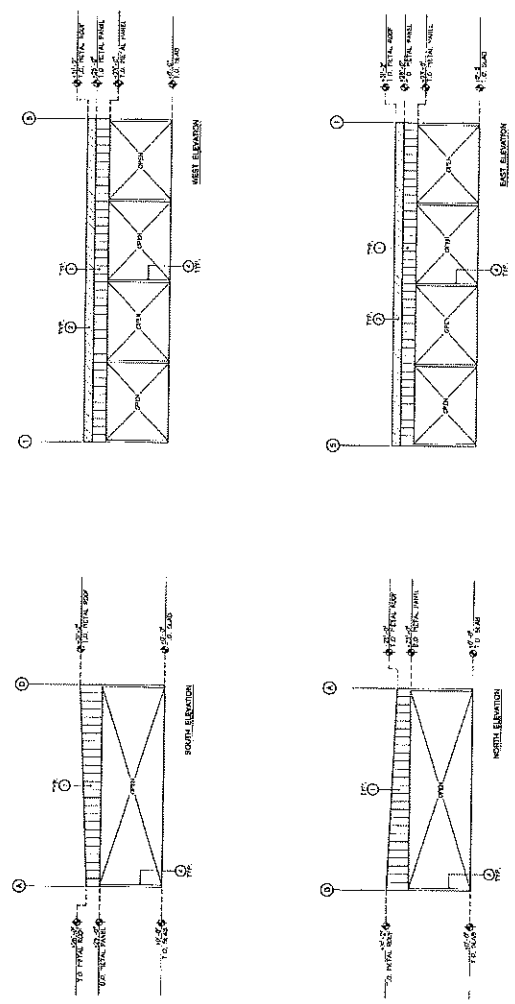
IDENTIFICATION
 SHEET: A-3-3
 PROJECT: PROPOSED DEVELOPMENT FOR DRY RANCH, LLC.
 PROJECT NO.:
 SHEET NO.:
 DATE: 08/15/2011

A-3-3

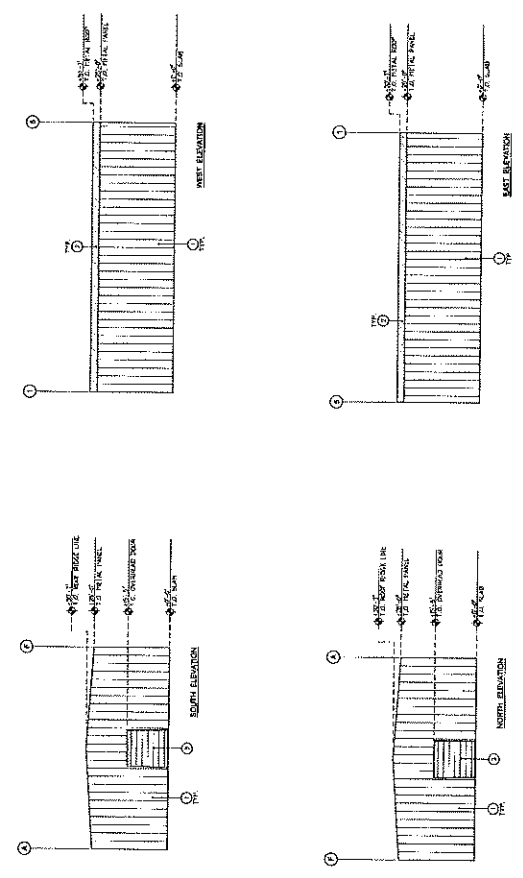
KEYED NOTES

- 1. SEE DATA, WALL PANEL, FINISH, ELEVATION.
- 2. SEE DATA, WALL PANEL, FINISH, ELEVATION.
- 3. SEE DATA, WALL PANEL, FINISH, ELEVATION.
- 4. SEE DATA, WALL PANEL, FINISH, ELEVATION.

HULLER BUILDING

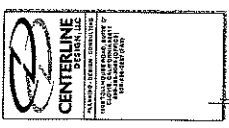


SHELLER BUILDING



PROPOSED HULLER AND SHELLER BUILDING(S) - EXTERIOR ELEVATIONS

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTURAL RECORDS FOR EXACT DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PROJECT: PROPOSED DEVELOPMENT FOR: DRY RANCH, LLC. MADERA, CALIFORNIA

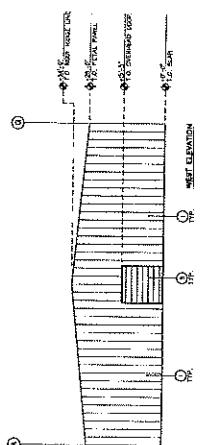
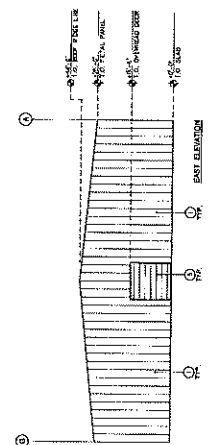
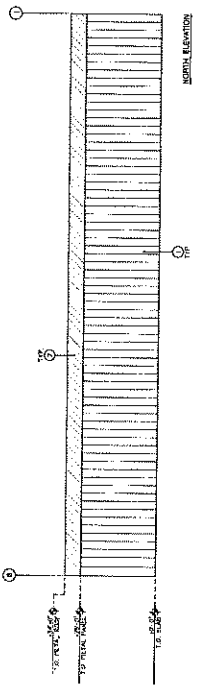
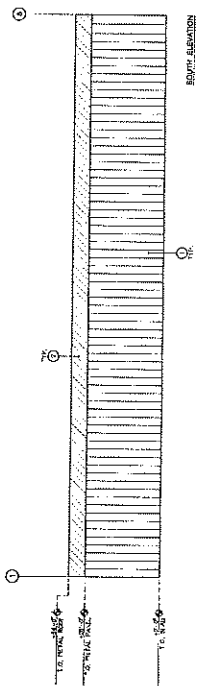
STATUS	DATE
DESIGNED	10/15/10
PERMITTED	10/15/10
FINAL DESIGN ELEVATION	

REVISIONS	
NO.	DESCRIPTION

IDENTIFICATION	
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PROJECT	
PREPARED BY	
CHECKED BY	
SCALE	

A-3.4

- KEYED NOTES**
- 1. SEE TOTAL WALL, FLOOR, CEILING, ROOF, AND FINISH SCHEDULES.
 - 2. SEE FINISH SCHEDULES FOR MATERIALS AND FINISHES.
 - 3. SEE FINISH SCHEDULES FOR MATERIALS AND FINISHES.
 - 4. SEE FINISH SCHEDULES FOR MATERIALS AND FINISHES.



PROPOSED PROCESSING / CODING BUILDING - EXTERIOR ELEVATIONS

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PROJECT
 PROPOSED DEVELOPMENT FOR:
 DRY RANCH, LLC
 MADERA, CALIFORNIA

STATUS
 Contract Documents
 Approved
 Pending Approval
 Final Design Approved

REVISIONS

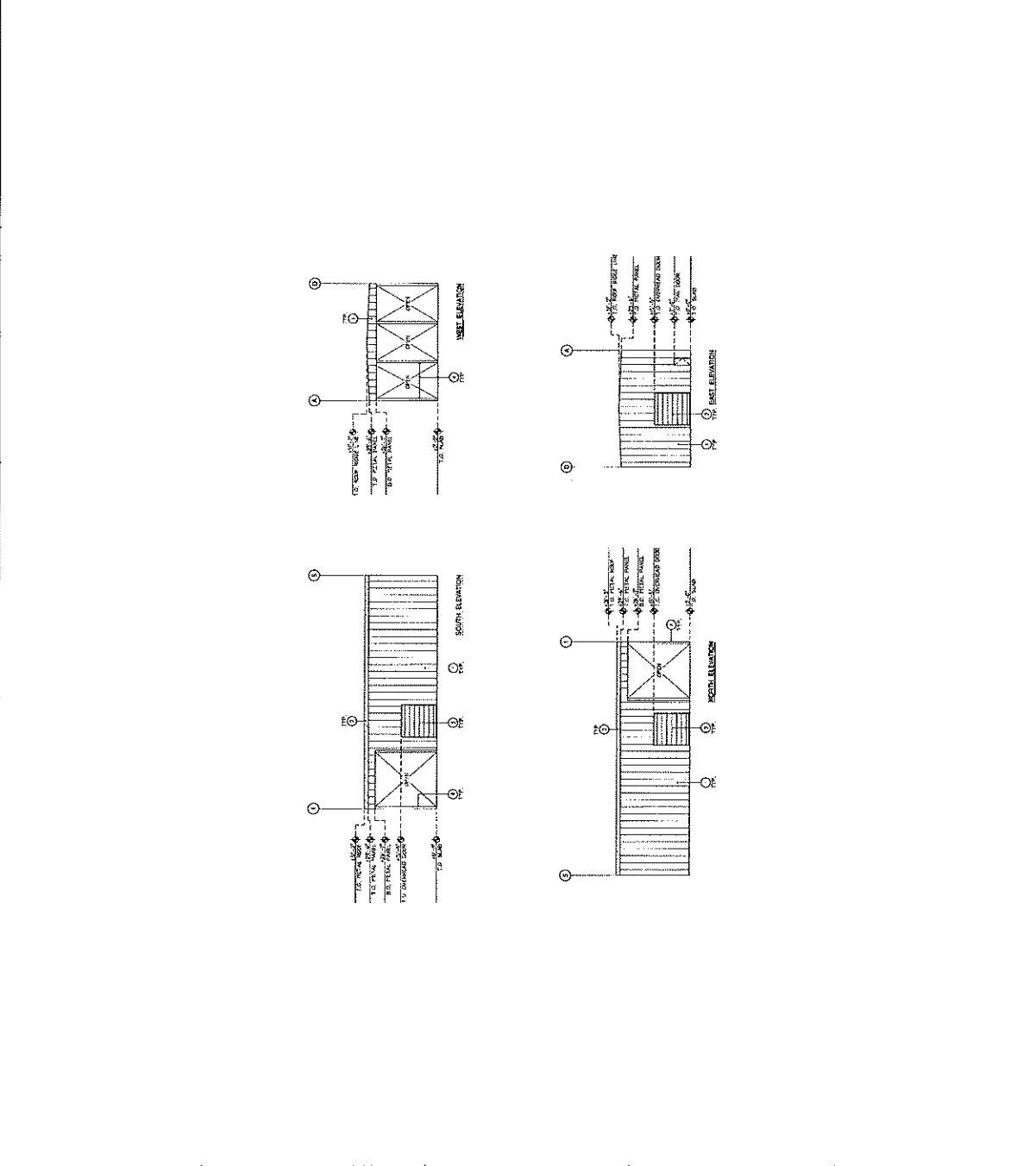
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IDENTIFICATION
 SHEET NO. 10
 Project Code: 10000
 Date: 10/10/18
 Scale: 1/8" = 1'-0"

A-3.5

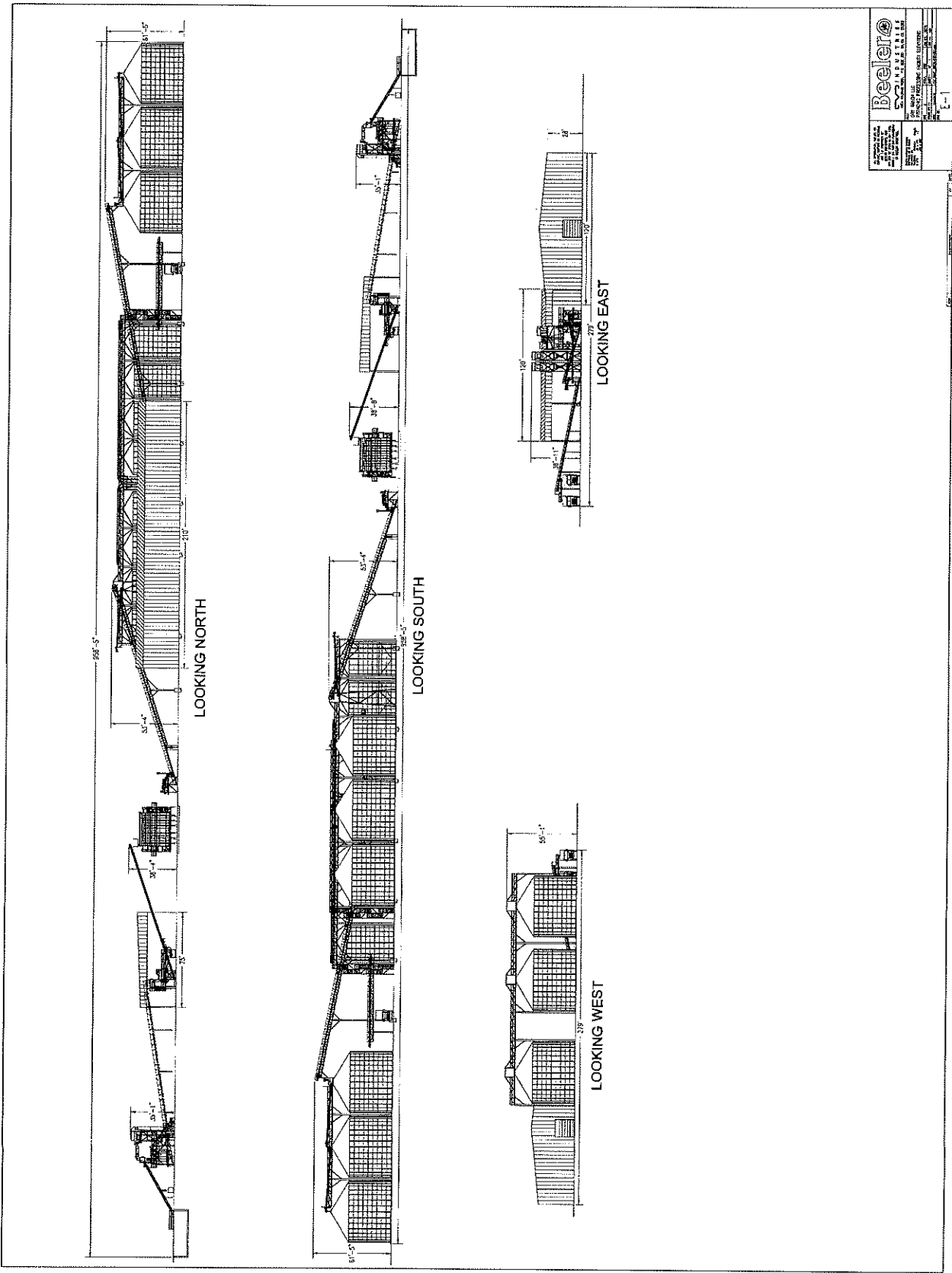
KEYED NOTES

- 1. UNLESS NOTED OTHERWISE, ALL MATERIAL SHALL BE AS SHOWN.
- 2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
- 3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
- 4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

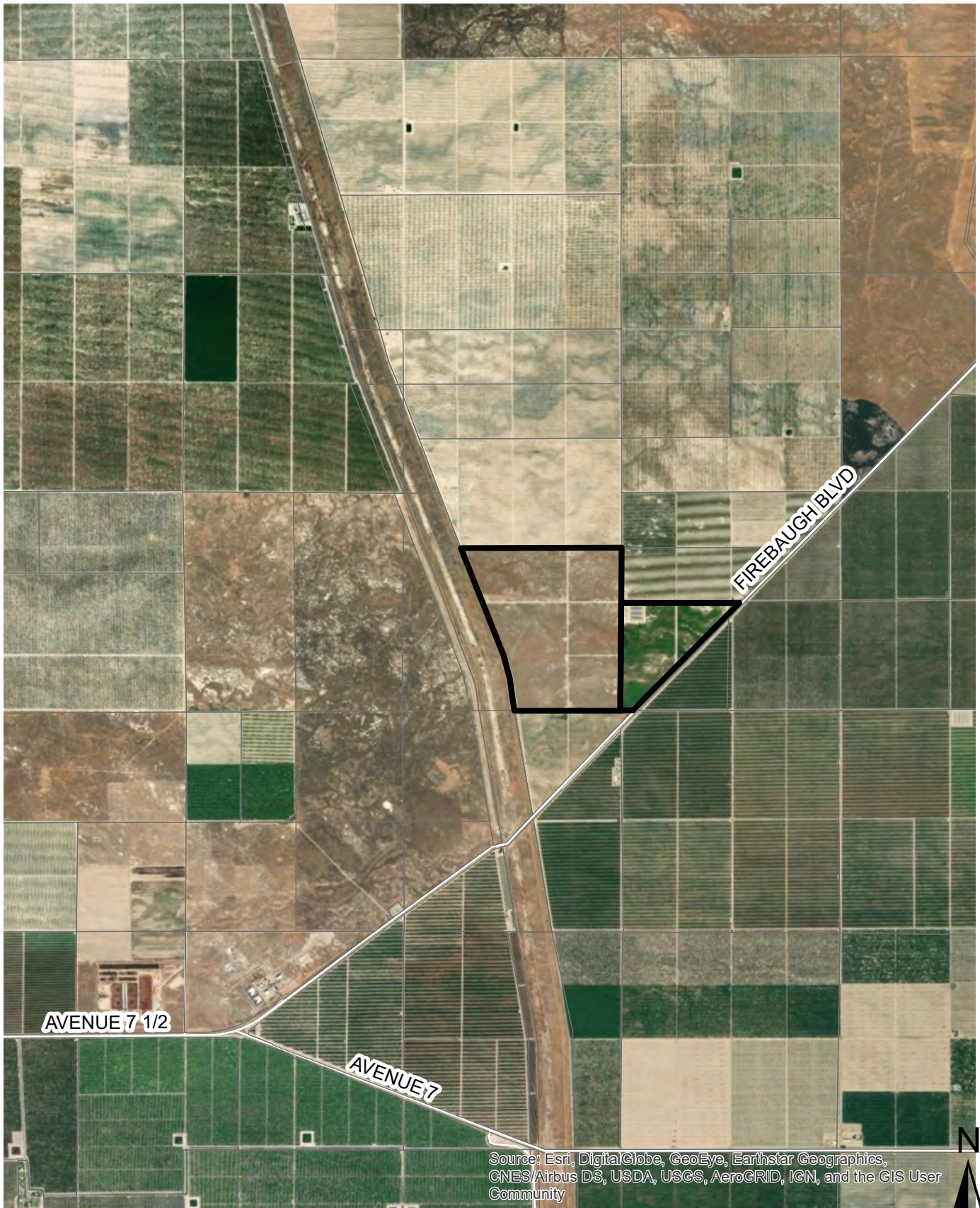


PROPOSED SHOP / STORAGE BUILDING- EXTERIOR ELEVATIONS

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ELEVATION PLAN



AVENUE 7 1/2

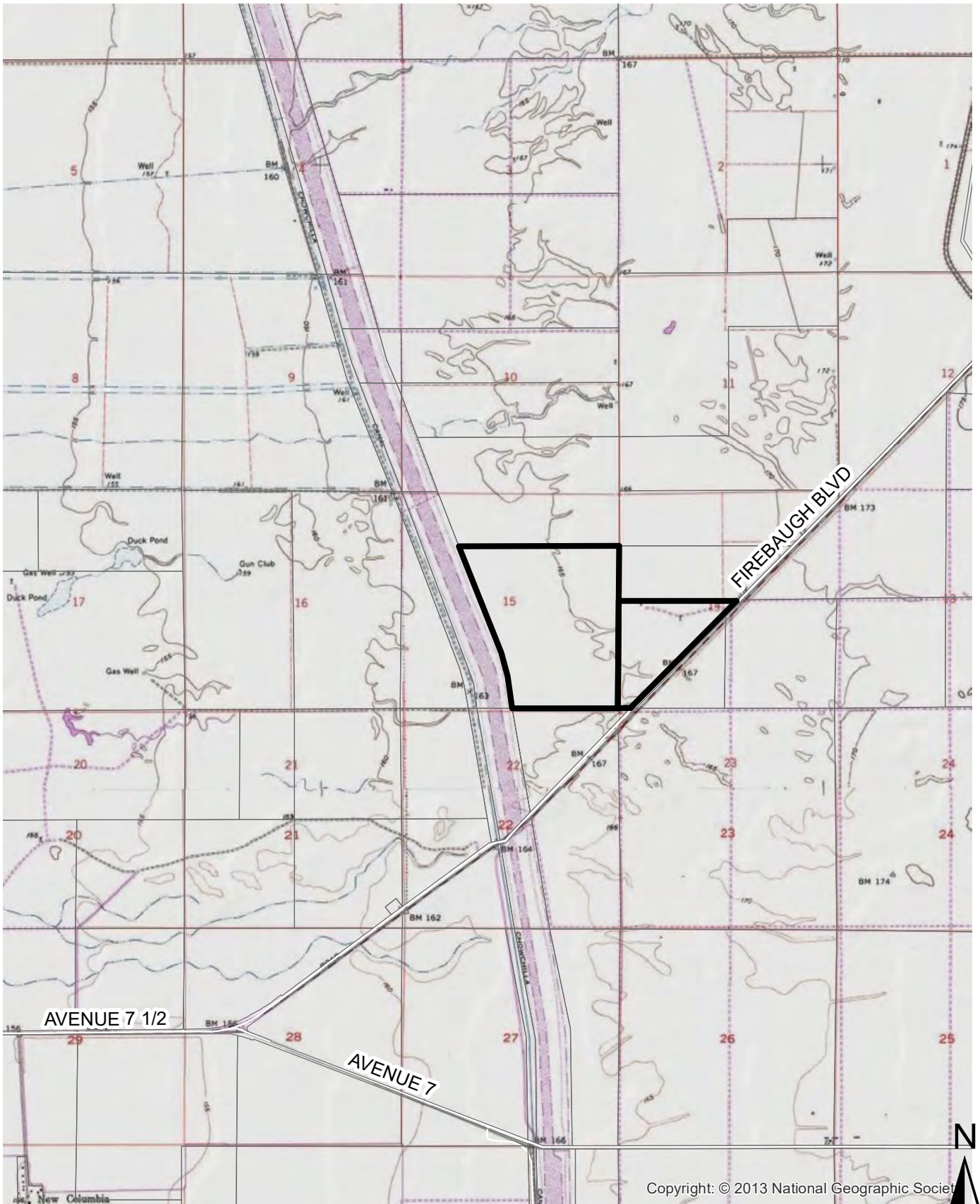
AVENUE 7

FIREBAUGH BLVD

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



AERIAL MAP



Copyright: © 2013 National Geographic Society

TOPOGRAPHICAL MAP



Community and Economic Development Planning Division

Matthew Treber
Director

Exhibit G

- 200 W 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: _____

Applicant's Name: _____

Address: _____

Phone Number: _____

2. Describe the nature of your proposal/operation.

3. What is the existing use of the property?

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

5. What are the proposed operational time limits?

Months (if seasonal): _____

Days per week: _____

Hours (from ___ to ___): Total Hours per day: _____

6. How many customers or visitors are expected?

Average number per day: _____

Maximum number per day: _____

What hours will customers/visitors be there? _____

7. How many employees will there be?

Current: _____

Future: _____

Hours they work: _____

Do any live onsite? If so, in what capacity (i.e. caretaker)? _____

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

9. Will there be any service and delivery vehicles? _____

Number: _____

Type: _____

Frequency: _____

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

11. How will access be provided to the property/project? (street name)

12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

13. Describe any proposed advertising, including size, appearance, and placement.

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

15. Is there any landscaping or fencing proposed? Describe type and location.

16. What are the surrounding land uses to the north, south, east and west property boundaries?

17. Will this operation or equipment used, generate noise above other existing parcels in the area?

18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

23. Locate and show all bodies of water on application plot plan or attached map.

24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

27. How do you see this development impacting the surrounding area?

28. How do you see this development impacting schools, parks, fire and police protection or special districts?

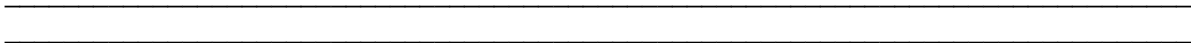
29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): _____

Square feet of building area(s): _____

Total number of employees: _____

Building Heights: _____

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.





PROJECT DESCRIPTION / OPERATIONAL STATEMENT
Dry Ranch, LLC

New Pistachio Plant

Prepared By:

Kathy E. Parker – Principal Consultant

INSIGHT ENVIRONMENTAL CONSULTANTS, INC.

a Trinity Consultants Company

4900 California Avenue, Suite 420A

Bakersfield, CA 93309

661-282-2200

May 2020

Project 190505.0278



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Table 1-1. Project Summary

1-1

1. PROJECT SUMMARY

Project Title: Dry Ranch, LLC - Pistachio Plant

Project Location: Assessor Parcel Nos. 41-172-04 & 41-171-08 (AE-20)
Sections 14 & 15, Township 12S, Range 15E, MDB&M

Applicant: Dry Ranch, LLC
1625 Howard Road, #255
Madera, CA 93637
559-706-8634

Entitlements Requested: Conditional Use Permit, Variance

Lead Agency Name and Address: Madera County Planning Commission,
200 W. 4th Street, Suite 3100, Madera, CA 93637-3593

Dry Ranch, LLC is proposing a new pistachio plant east of Firebaugh in Madera County. The project would encompass hulling, drying, processing, packaging, warehousing and storing pistachios. A summary of the project components is provided in Table 1-1. Project elements that will be constructed in a later expansion phase are noted.

Table 1-1-1. Project Summary

Project Characteristics	Description
Project area size	385 acres for the proposed plant and associated infrastructure 1239 acres of associated irrigated land
Proposed structures/facilities	80,000 sf Distribution Building w/Interiors and Sanitary Facilities 48,000 sf Packing/Finishing Building (Shell Only) 24,000 sf Processing Building (Shell Only) 5,000 sf Shop/Storage w/Interiors and Sanitary Facilities 9,000 sf Huller Building (Shell Only) 400 sf Fire Suppression Building 2,000 sf Firewater/Process Water Storage 48,000 sf Ready-to-Eat Building (Shell Only) - PHASE 2 7,500 sf Sheller Building (Shell Only) - PHASE 2 53,000 sf silos (described below) – OVER TWO PHASES
Proposed SJVAPCD permitted equipment	Up to two receiving pits/precleaning lines – OVER TWO PHASES Up to 14 27 MMBtu/hr propane-fired column dryers – OVER TWO PHASES Up to two 1.875 MMBtu/hr propane-fired sample dryers Up to 24 storage silos with catwalks – OVER TWO PHASES Up to 16 processing silos with catwalks – OVER TWO PHASES Up to 80 propane-fired silo heaters – OVER TWO PHASES Up to two 8 MMBtu/hr propane-fired roasters – PHASE 2 Pasteurizers served by 5 MMBtu/hr propane-fired boiler – PHASE 2 Fumigation in silos, containers and bin stacks – PHASE 2

On-site improvements	Paving Parking Loading docks Staging areas
Utilities	PG&E service panel Propane storage Fire and process water storage Two septic systems for sanitary facilities Storm water retention basin and settling/blending basins

2. PROJECT SITE

2.1. PROPOSED LOCATION

Dry Ranch LLC's Pistachio Plant Project (Pistachio Plant) would be located north of the intersection of Firebaugh Boulevard and the Chowchilla Bypass approximately eight miles east of Firebaugh in southwestern Madera County. The plant would be located in Section 14, Township 12S, Range 15E, Mount Diablo Base & Meridian (MDB&M). Ponds to store the hulling water prior upstream of the irrigation distribution system would be located in Section 15, Township 12S, Range 15E, MDB&M.

Firebaugh Boulevard is a paved County roadway and would be the primary access to the project.

The regional and project location of the project are shown in Figure 2-1.

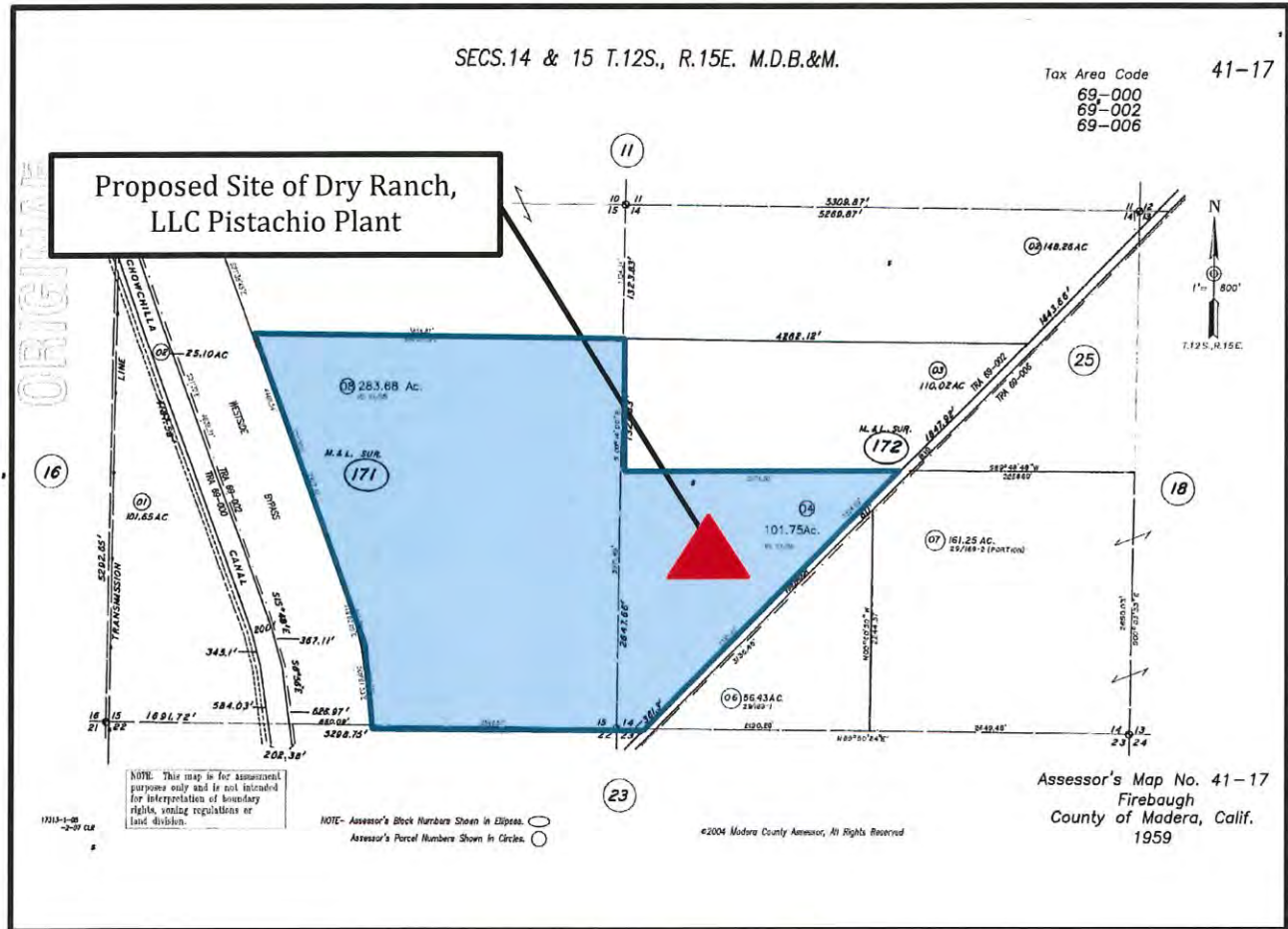
Figure 2-1. Project Location



The proposed Pistachio Plant would be located on Assessor Parcel Number (APN) 041-172-004. Associated ponds for the hulling water would be located on a small area of APN 041-171-008. APN 041-172-004 is a 101.77-acre parcel and APN 041-171-008 is a 283.01-acre parcel.

The primary parcels included in the project are shown in Figure 2-2. Parcels designated to be irrigated with hulling water are listed in Section 3.12.

Figure 2-2. Assessor's Parcel Map



2.2. EXISTING USE OF THE PROPERTY

APN 041-172-004 is currently in agricultural production. Structures include an agricultural net metering solar system is located in the northwest corner of the parcel and two groundwater wells.

APN 041-171-008 is largely undeveloped. Structures are limited to two groundwater wells.

Photographs of the proposed project site are provided in Appendix A.

3. PROJECT DESCRIPTION

The project would encompass hulling, drying, processing, finishing, packaging, warehousing and storing of pistachios and would be constructed in two phases. Implementation of the proposed project would include: a Conditional Use Permit (CUP) from Madera County for the construction of a pistachio plant and the application of facility wastewater on adjoining farmland to supplement existing irrigation requirements and a variance to accommodate the silos and associated catwalks.

The Pistachio Plant would be owned by Dry Ranch, LLC and operated by Meridian Growers, LLC. The plant would receive pistachios from orchards owned by ATB Grower members which are operated and/or managed by ATB Growers Cooperative as shown in Table 3-1 and, to a lesser extent, from other growers' orchards Fresno and Kern Counties. The pistachios would be hulled, dried, processed and stored at the proposed project site and then shipped off-site in bulk for further processing or packaged for retail distribution. Associated activities would include periodic structural and commodity fumigation to eradicate pests and the beneficial reuse of hulling wastewater to supplement the irrigation of adjoining farmland.

3.1. NATURE OF OPERATIONS

The purpose of the proposed pistachio processing plant would be to provide an accessible nut processing facility for the region's pistachio crop. Figure 3-1, Project Site Plan, depicts the proposed construction area of approximately 102 acres.

The Pistachio Plant would include the following project components:

- The project would include the following structures: construction of a 80,000 sf distribution building with restroom facilities (Phase 1); construction of a 48,000 sf packing/finishing building (Phase 1); construction of 48,000 sf ready-to-eat building (Phase 2); construction of a 24,000 sf processing building (Phase 1); construction of a 9,000 sf huller building (Phase 1); construction of a 7,500 sf sheller building (Phase 2); 5,000 sf shop/storage building with breakroom/restroom facilities (Phase 1); and construction of a 400 sf fire suppression building (Phase 1). In addition, the project would include: the construction of 53,000 sf of storage silos (over (Phase 1 and 2); and up to 2,000 sf for fire water/process water storage (Phase 1).
- The huller building referenced above would protect wet and dry hulling equipment and up to two 1.875 MMBtu/hr propane-fired sample dryers. The sample dryers would be permitted by the San Joaquin Valley Air Pollution Control District.¹
- Up to two receiving and precleaning lines (one per Phase) to be permitted by the San Joaquin Valley Air Pollution Control District.¹

¹ Based on similar plants previously approved, the Project would not be expected to have an adverse impact on air quality. As proposed, the Project would not be expected to exceed the thresholds of significance established by the SJVAPCD for short-term construction-related emissions, long-term operational emissions, potential health risk or odor impacts (SJVAPCD Projects C-1150218 and C-1162795). Facility-wide fuel limits and operational limits will ensure that the facility will remain below applicable thresholds.

- Up to twenty-four 61.5-foot high storage silos and associated catwalks (referenced above) and sixteen 55-foot high intermediate processing silos installed in two phases. The silos would be authorized for fumigation and served by 4.2 MMBtu/hr propane-fired silo heaters (two per storage silo and one per intermediate processing silo). The silo heaters are not intended to be operated routinely; they would be installed and ready to operate in the event of unseasonably high rainfall or humidity to prevent crop damage from moisture and would be subject to a facility-wide fuel use limit. Fumigation and silo heating would be permitted by the San Joaquin Valley Air Pollution Control District.¹
- Up to fourteen 27 MMBtu/hr propane-fired column dryers installed in two phases to be permitted by the San Joaquin Valley Air Pollution Control District.¹
- Up to two 8 MMBtu/hr propane-fired roasters installed in Phase 2 to be permitted by the San Joaquin Valley Air Pollution Control District.¹
- Permit-exempt pasteurization equipment with process heat provided by a 5 MMBtu/hr propane-fired boiler in Phase 2 to be registered (Permit-Exempt Equipment Registration) with the San Joaquin Valley Air Pollution Control District.
- Bin stack and container fumigation, various locations throughout facility to be permitted by the San Joaquin Valley Air Pollution Control District.¹
- On-site improvements in the form of paving, parking, loading docks and staging areas.
- A new PG&E main service panel. Electrical service for all on-site functions will connect to this new service panel.
- Installation of two 30,000 gallon propane tanks to fuel the proposed dryers, heaters, roasters, boiler and forklifts.
- A new monument sign displaying the facility name and address would be installed at the primary entrance/exit in compliance with County standards.
- Utility and supporting services would include process water storage and disinfection, potable water storage and disinfection, two septic systems, mechanical screens for solids/liquids separation, on-site storm water ponds, fire protection water storage, and hulling water settling and blending ponds to facilitate distribution to existing irrigation systems serving the adjoining farmland.
- Perimeter improvements in the form of one primary and one emergency entrance on Firebaugh Boulevard, fencing and landscaping.

3.2. OPERATIONAL TIME LIMITS

Pistachios are harvested during a 45 to 60-day period that varies late August and early October and must be hulled within hours of harvest. While the harvest and hulling period is limited, storage, mechanical processing, finishing, fumigation and packaging in preparation for shipment can be managed year-round. Operations would generally include one shift per day, five days per week: 7:00 a.m. until 3:30 p.m. As required, for a few weeks a year, the schedule would expand to seven days per week with up to two 12-hour shifts spanning 6:00 a.m. until 6:00 p.m. and 6:00 p.m. until 6:00 a.m.

3.3. NUMBER OF CUSTOMERS

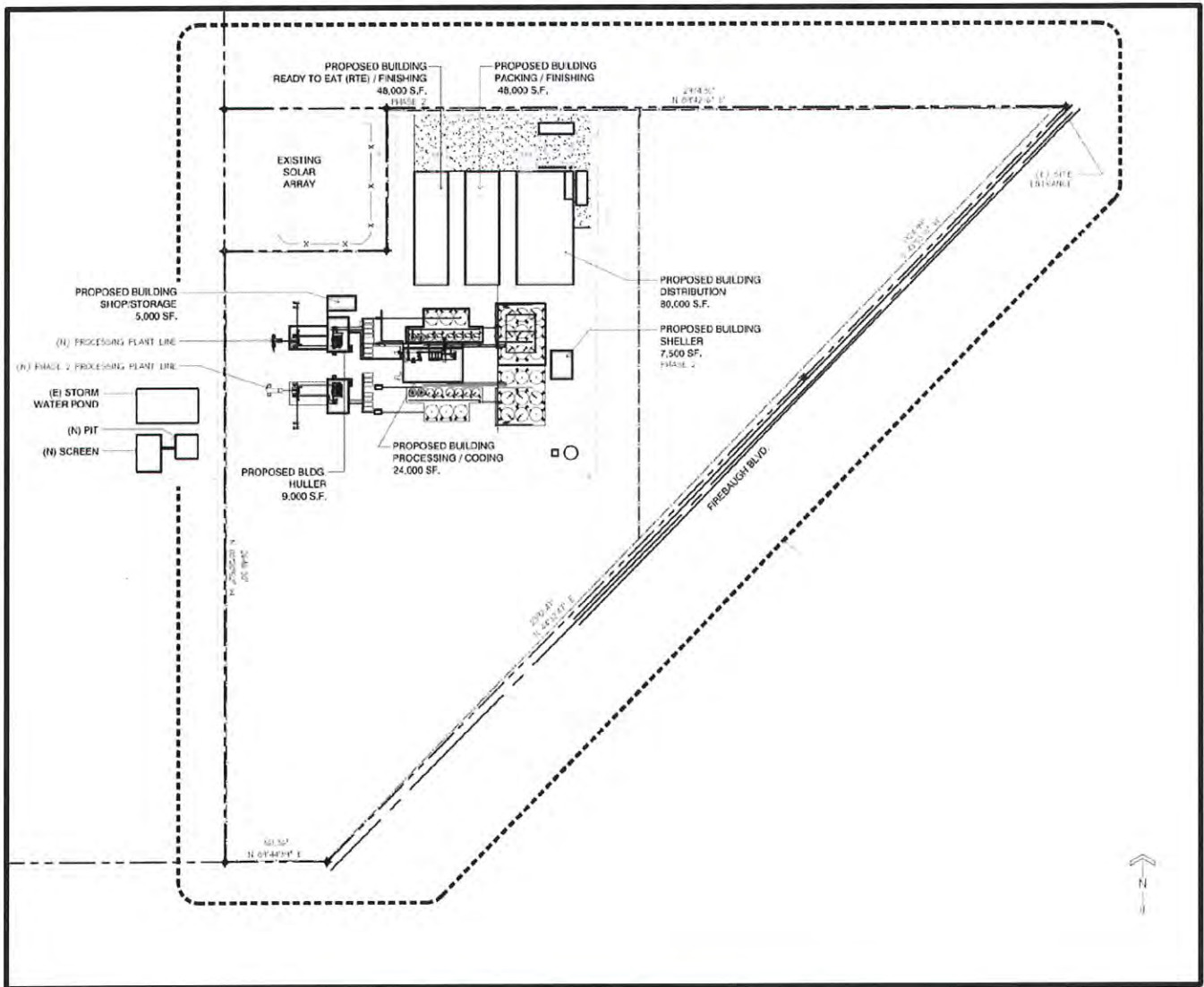
The Pistachio Plant would not be a retail facility and customers would not be present. The facility would be fenced, with a controlled entrance visible from the office to discourage trespass. Only

materials deliveries, incoming in-hull pistachios, out-going distribution trucks for finished nuts intended for domestic and international destinations and employees would be accessing the Pistachio Plant, as discussed in detail below.

3.4. NUMBER OF EMPLOYEES/TRIPS

The number of employees working at the Pistachio Plant would include up to 12 year-round employees and up to 37 total peak month employees (25 seasonal), the majority of which would reside in the surrounding communities. The permanent employees would conservatively generate a maximum of 12 trips from employees per day. Most seasonal employees would carpool. A ridesharing rate of at least 50 to 70 is anticipated. During peak season, when this more aggressive ridesharing pattern is typically observed; employees would likely generate less than twelve employee trips per day.

Figure 3-2. Detail of Project Site Plan



3.5. SERVICE AND DELIVERY VEHICLES

There would be two primary types of service and delivery vehicles visiting the Pistachio Plant: trucks delivering freshly harvested in-hull pistachios and trucks picking up nuts to be transported offsite in bulk for further processing or packaged for retail distribution. The number of trucks varies by season, with more truck trips during peak harvest season (spanning one to two months per year) and only a few truck trips during the remaining ten months of the year.

During peak harvest season, an average of 40 and a maximum of 80 trucks per day would be delivering freshly harvested in-hull pistachios for processing. Toward the end of the harvest season, two to three trucks per day would begin picking up tote bins of hulled and dried nuts to be

transported off-site for final processing. And additional two to three trucks would be delivering propane to the facility daily during peak season.

During off peak season, there would be no truck trips delivering freshly harvested in-hull pistachios for processing and only two to three trucks per day picking up processed or finished nuts.

Delivery of miscellaneous supplies listed in Section 3.10 below are expected to average two to three trucks per week.

3.6. ACCESS TO THE SITE

The plant project would be located on Firebaugh Boulevard, which is a paved road. Access to the site would include one primary paved entrance and one emergency entrance, both off of Firebaugh Boulevard.

It is anticipated that approximately one-third of the truck trips will originate within a 0.25 to 2-mile radius of the proposed plant. The majority of the remaining truck trips will originate within a 30-mile radius of the proposed plant. Trucks would access the site's primary entrance via Firebaugh Boulevard. Regional traffic from State Route 33 would access the site's primary entrance via Firebaugh Boulevard. Project traffic from Interstate 5 would access Firebaugh Boulevard from West Nees Avenue. Project traffic from State Route 99 would access the site via Avenue 12 or Avenue 7.

3.7. NUMBER OF PARKING SPACES

The project would include 27 standard permanent parking spaces, 2 accessible permanent parking spaces and 1 van accessible permanent parking space. Parking would be north of the distribution building and office. The permanent parking area and the area north of the proposed distribution, packing/finishing and RTE buildings would be paved with asphaltic concrete. An area for seasonal truck and trailer parking east of the distribution building would be covered with an aggregate base and watered as need for dust control.

3.8. GOODS SALES

The proposed project is a Pistachio Plant. No retail sales would occur on site. Freshly harvested in-hull pistachios would be hulled, dried, processed and stored and then transferred from silos to tote bins, sacks or boxes for transport to off-site final processing or packaged for retail distribution.

3.9. EQUIPMENT

The project would include the following equipment:

- Up to two pre-cleaning lines constructed over two phases, each with a receiving pit, stickreel, two pre-cleaner discharge aspirators served by one or more high efficiency cyclones with a blower, and associated conveyors, elevators, and hoppers;
- San Joaquin Valley Air Pollution Control District permit-exempt processing equipment, including pistachio hullers/peelers, wash decks, float tanks, wet aspirators with cyclones and/or expansion boxes, decks with cyclones, mechanical separation equipment (sizers, graders, color sorters) and associated augers, conveyors, elevators, hoppers, pasteurizers, and dust collectors for material separation and sanitation;
- Up to fourteen propane-fired column dryers, approximately 27 MMBtu/hr rated heat input each;
- Up to two propane-fired sample dryers, approximately 1.875 MMBtu/hr rated heat input
- Up to two propane-fired roasters, approximately 8 MMBtu/hr rated heat input
- Propane-fired boiler to provide process heat for pasteurization, up to 5 MMBtu/hr rated heat input;
- Up to 24 storage silos and associated catwalks (61.5 ft high at peak of catwalk)
- Up to 16 processing silos and associated catwalks (55 ft high at peak of catwalk)
- Up to 80 propane-fired silo heaters
- Storage tanks for fire water and process water; and
- Forklifts, tractors and yard mules.

3.10. SUPPLIES/MATERIALS

The project would include the following supplies and materials:

- Raw materials – incoming pistachio nuts, seasonings;
- Water treatment – sodium hypochlorite for process water and scale inhibitors for boiler;
- Sanitation – FDA approved sanitizers, degreasers;
- Equipment maintenance - food grade lubricating oil, gear oil, hydraulic oil, welding gases
- Propane for forklifts, dryers and heaters;
- Diesel for yard mules and tractors;
- Fumigant – hydrogen phosphide and sulfuryl fluoride;
- Tote bins, super sacks and packaging materials; and
- Office supplies.

3.11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE

Implementation of the Pistachio Plant would change the visual appearance of the project area. However, the proposed project would be a huller facility to hull, dry, process, and store pistachios.

While the buildings are a change in the landscape from agricultural fields, the design and scope of the nut huller (metal building and storage silos) would be considered appropriate for an agricultural zone. Further, the proposed project would comply with zoning code, design guidelines and site plan review requirements for Madera County. The proposed project therefore would not be considered unsightly in appearance.

3.12. SOLID OR LIQUID WASTES TO BE PRODUCED

Nut processing generates primarily an organic waste stream during processing. Agricultural byproducts (green waste, shells, etc.) would be disked into farmland as a soil supplement, sent offsite for biomass conversion, or other approved use. Any cardboard or plastic consumed in the process would be recycled. There would therefore be minimal solid waste stream sent to the land fill, limited to minor office waste. All sanitary system solid waste would be processed on-site with a septic system.

Liquid waste is anticipated to be less than 45,000,000 gallons of water per season (or about 140 acre feet). This water would be comprised primarily of hulling water. Other minor sources of waste water would be domestic waste discharged to the septic system and equipment wash water.

Hulling water would consist of water and hulls, shells, and skins removed by the hullers that would discharge to gravity troughs. The augers would discharge to a vault, from which the water and material would be pumped to a bank of parabolic screens (hydrasieves) to remove solids. Water would discharge to a settling pond. An additional pond may be constructed adjacent to the settling to blend hulling water with irrigation water. The screened hulls would be pressed to reduce water content, conveyed to trucks and shipped under a bill of lading for cattle feed or other approved use. The hydrasieves, ponds and presses would be located on an adjacent parcel. Water would be pumped into the metered farming irrigation distribution system and applied to up to approximately 1,240 acres of farmland (Table 3-1) as supplemental irrigation. Hulling water would be applied to the farmland in pistachio production via the existing micro-irrigation system. Row crops would be irrigated via flood/furrow or sprinkler, depending on the crop type. Water reuse would provide vital plant nutrients, e.g. nitrogen, potassium, and organic matter, in addition to moisture. Therefore, the daily volume of water applied to the farmland would be determined based on irrigation requirements and the appropriate loading rate of the various nutrients in the water. In general, the settling pond would be emptied as rapidly as practicable to minimize the potential for anaerobic conditions.

Table 3-1. Acreage Available for Beneficial Reuse of Hulling Water

Assessor's Parcel Number	Owner	Acreage	Current Use
041-120-005	G&G Andrew Farms, LP	91.69	Pistachios
041-120-006	G&G Andrew Farms, LP	139.64	Pistachios
041-180-005	G&G Andrew Farms, LP	159.66	Pistachios
041-231-008	G&G Andrew Farms, LP	84	Fallow
041-250-001	ATB Ranch, LP	284.18	Pistachios
041-172-007	Creekside Farms, LP	159.35	Pistachios
041-180-004	Creekside Farms, LP	161.25	Pistachios
041-180-006	Alkali Hollow Farms, Inc.	159.5	Pistachios
Total		1,239.27	

3.13. ESTIMATED VOLUME OF WATER TO BE USED (GALLONS/DAY)

Water use would be up to 65,000,000 gallons of water per year (or approximately 200 acre-feet) at full build-out, primarily in hulling operations. Because of the seasonal nature of the processing plant, the amount of water used per day will be up to 1,900,000 gallons per day during the peak harvest season, with a seasonal average of approximately 1,500,000 gallons per day. Phase 1 water use would be 50% of these values.

The source of process water supply would be existing groundwater wells. Water to be used for nut hulling would be disinfected prior to use.

The proposed facility would also provide potable water for human consumption, domestic sanitary needs, and limited nut processing operations. The source of potable water is an existing domestic water well. The proposed project would not provide water for more than 24 persons employed on a year-round basis and the seasonal increase above 24 employees would not exceed 60-day duration. Therefore, the potable drinking water system would be unregulated and not require a state permit.

3.14. DESCRIBED ANY PROPOSED ADVERTISING

Signage would be installed in compliance with County Code, displaying the facility name, address and entry restrictions. The project signage would be located at the main facility entrance visible from Firebaugh Avenue.

3.15. WILL EXISTING BUILDINGS BE USED? WILL NEW BUILDINGS BE CONSTRUCTED?

There are no existing buildings on the project site. The project would approximately 222,000 square feet (sf) of buildings. Additional structures would include a storage silos and fire water storage/process water storage as detailed in Table 1-1 and Section 3.1.

3.16. BUILDING USES IN OPERATIONS

The proposed buildings would encompass various uses:

- The 80,000 sf distribution building (Phase 1) would be used for dry storage of nuts
- The 48,000 sf packing/finishing building (Phase 1) would house final sorting lines and packaging.
- The 48,000 sf ready-to-eat building (Phase 2) would house finishing operations, such as roasting and pasteurization
- The 24,000 sf processing building (Phase 1) for mechanical separation processes, such as cleaning, sorting and sizing
- The 9,000 sf huller building (Phase 1) would house the hulling and separating equipment
- The 7,500 sf sheller building (Phase 2) would house the cracking and separation equipment
- The 5,000 sf shop/storage (Phase 1) would be used equipment maintenance and storage of food grade lubricating oil, gear oil, hydraulic oil, and welding gases and provide a breakroom with restrooms for employees.

- The 400 sf fire suppression building (Phase 1) would house the firewater pump and associated equipment.

Other proposed structures would have the following uses:

- Silos would store hulled pistachios.
- A tank would store water to be used for fire protection and, processing, and facility sanitation.

3.17. OUTDOOR LIGHTED AND SOUND AMPLIFICATION

The new buildings would all include exterior lights attached to the structures. Exterior amplification would be in place for emergency conditions only.

3.18. LANDSCAPING AND FENCING

The facility would be landscaped in compliance with Madera County regulations.

3.19. OTHER INFORMATION

The project includes beneficial reuse of hulling water on up to approximately 1,240 acres of adjacent farmland owned by G&G Andrew Farms, ATB Ranch, Creekside Farms and Alkali Hollow Farms, all of whom are owner of Dry Ranch, LLC. The reuse of hulling water would be subject to the Regional Water Quality Control Board (RWQCB) review and permitting.

The project would also include hydrogen phosphide and sulfur dioxide structural and commodity fumigation, as needed.

3.20. IDENTIFY ALL OWNERS, OFFICERS AND/OR BOARD MEMBERS

Dry Ranch, LLC is a managed LLC. The management team includes Mr. Larry Lowder, Mr. Seth Kirk, and Ms. Amanda Briggs.

3.21. CONSTRUCTION PROCESS

The Pistachio Plant is expected to be constructed in two phases. Phase 1 construction of the Pistachio Plant will extend over approximately ten months in three phases: grading, concrete and gravel work (two to three months); structures (three to four months); and final installation and inspections (three months).

The following equipment would be delivered at the beginning of the construction period and would remain on-site throughout the construction process: loader, grader, backhoe, forklift, zoom boom, gradall, crane, ditch witch, scissor lift, and bobcat. Heavy equipment needs will vary over the construction period; not all equipment would be operated daily nor would all equipment be in operation the entire workday.

Initial site preparation would include: dirt work, propane lines, and water lines. Concrete and gravel work would include foundations for the Phase 1 silos and buildings. Components that

would be fabricated off-site and delivered for installation on-site include: silo and dryer catwalks, and precleaning/hulling line equipment (conveyers, pre-cleaners, float tanks, huller stands). Project elements that would be assembled on-site include: silos along with accessories (A-frames, catwalks, fan/heater units, floors); dryers (will be assembled then stacked with a crane); precleaning/hulling line equipment (50/50 on pre-fab and assembled on-site); scale, buildings; and internal qualities (parking, lighting etc.). Construction traffic would include an average of 25 employees for six to seven months and a peak of 2 employees for two to three months during concrete and gravel work. There would be up to thirty delivery trucks per week conveying equipment and materials over a four-month peak construction period.

The Phase 2 expansion would include installation of additional buildings, silos, dryers, precleaning/hulling line equipment, and finishing equipment over a four to six-month period.

3.22. ENVIRONMENTAL MITIGATION MEASURES/PROJECT COMMITMENTS

The project would at a minimum incorporate the following Environmental Mitigation Measures to minimize and avoid potential environmental impacts.

- Construction activities shall be limited to the project area as evaluated in the Initial Study. The work area will be clearly identified on the construction drawings and will be staked and flagged prior to initiation of construction activities.
- The project applicant shall comply with all rules and regulations by the San Joaquin Valley Air Pollution Control District
- The project applicant shall submit a complete Report of Waste Discharge to the Regional Water Quality Control Board at least 140 days prior to initiating any operations that would result in a discharge to land.
- Should cultural resources be discovered, during construction, activities will be halted until a qualified archaeologist can assess their significance. Prior to continuing construction activity, any mitigation and preservation measures recommended by the archaeologist shall be complied with. Should human bones be included in the find, the Madera County coroner will be informed. Should the remains be of Native American origin, descendants of the deceased, or if descendants cannot be located, the Native American Heritage Commission will be contacted for a recommendation for means of treating or disposing of the remains and any associated grave goods, all as provided in Public Resource Code Section 5097.98.

3.23. APPROVALS AND PERMITS

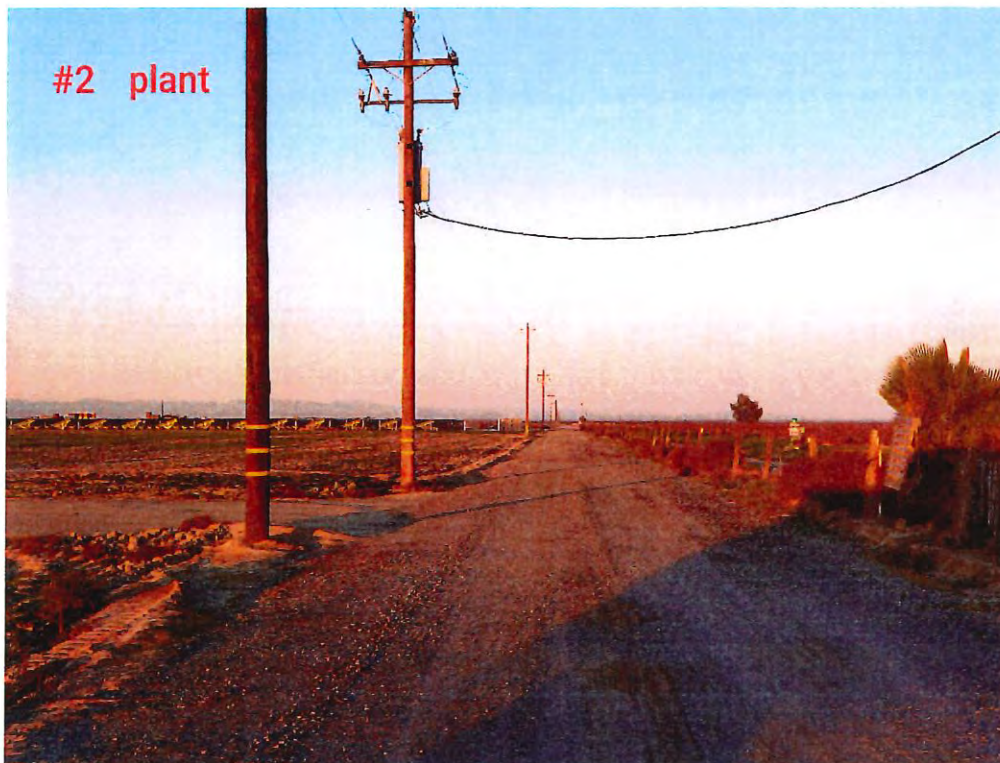
The proposed project will require the following approvals and permits.

- Madera County (Lead Agency) – Approve the CUP; complete Site Plan Review; adopt the Negative Declaration; approve the proposed project; and issue the building permits; encroachment permit (for work in public rights of way).
- SJVAPCD (Responsible Agency) – Applicable rules and regulations.
- RWQCB (Responsible Agency) - Applicable rules and regulations.

APPENDIX A: SITE PHOTOGRAPHS



Photograph 1: Looking west along northern property boundary (APN 41-172-04) from the primary site entrance on Firebaugh Blvd.



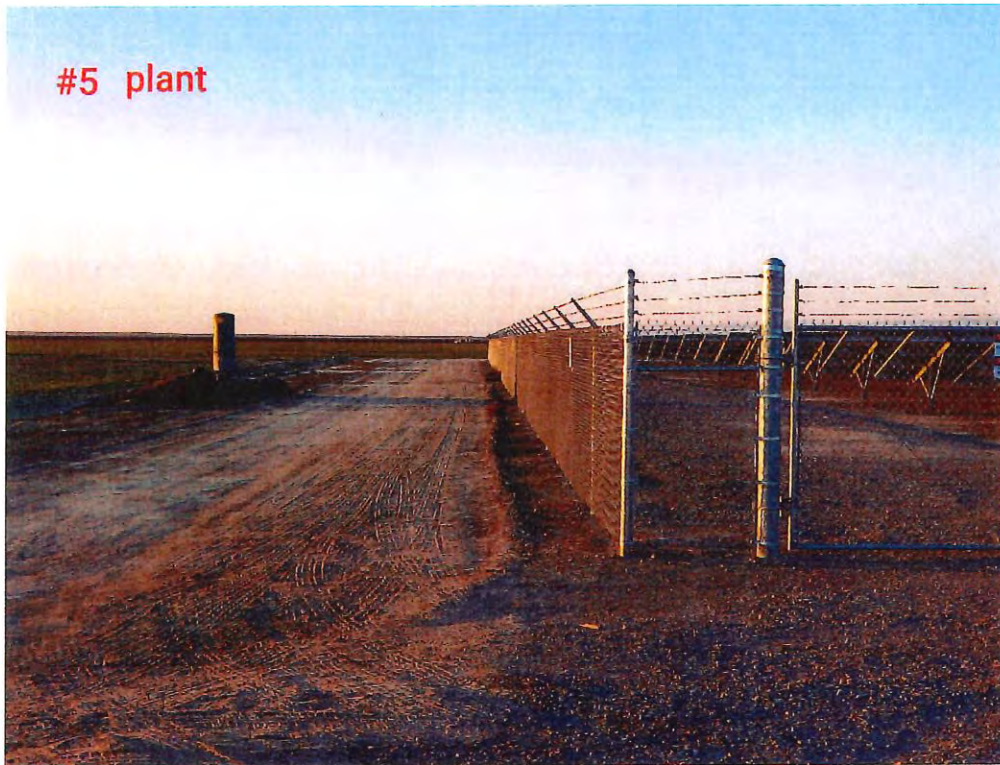
Photograph 2: Looking west along northern property toward solar array in APN 41-172-04.



Photograph 3: Looking south from northern property boundary (from power pole shown in Photograph 2) across proposed plant site in APN 41-172-04.



Photograph 4: Looking west along northern property from the northeast corner of the solar array in APN 41-172-04.



Photograph 5: Looking south from the northeast corner of the solar array in APN 41-172-04 across proposed plant site.



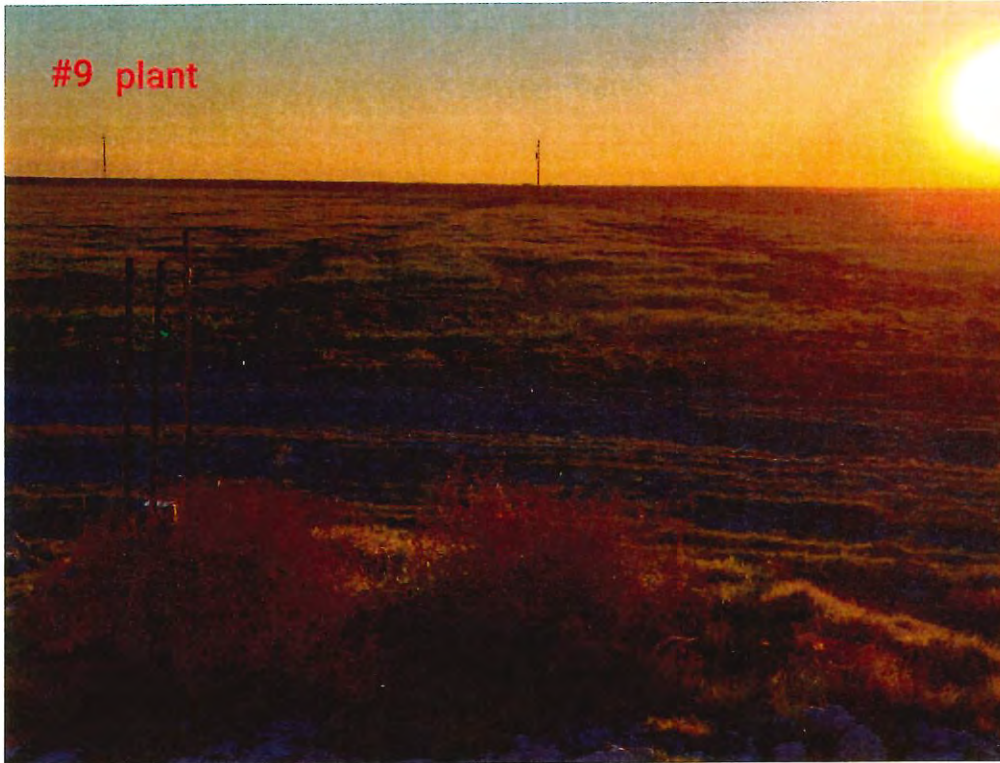
Photograph 6: Looking south from the northwest corner of APN 41-172-04.



Photograph 7: Looking east from the southwest corner of the solar array in APN 41-172-04.



Photograph 8: Looking south from the southwest corner of the solar array in APN 41-172-04,



Photograph 9: Looking east from the southwest corner of the solar array in APN 41-172-04



Photograph 10: Looking east from the southwest corner of APN 41-172-04 across the southern property boundary.



Photograph 11: Looking northeast from the southwest corner 41-172-04. Firebaugh Blvd. is to the right of the fenceline.



Photograph 12: Looking north from Firebaugh Blvd. across the proposed plant site in APN 41-172-04.



Photograph 13: Looking northeast from the intersection of the unpaved road in APN 41-172-04 and the Firebaugh Blvd. frontage road,



Photograph 14: Looking west from the mid-point of the southern boundary of corner APN 41-172-08.



Photograph 15: Looking north from the mid-point of the southern boundary of corner APN 41-172-08 towards the proposed location of the hulling water pond.



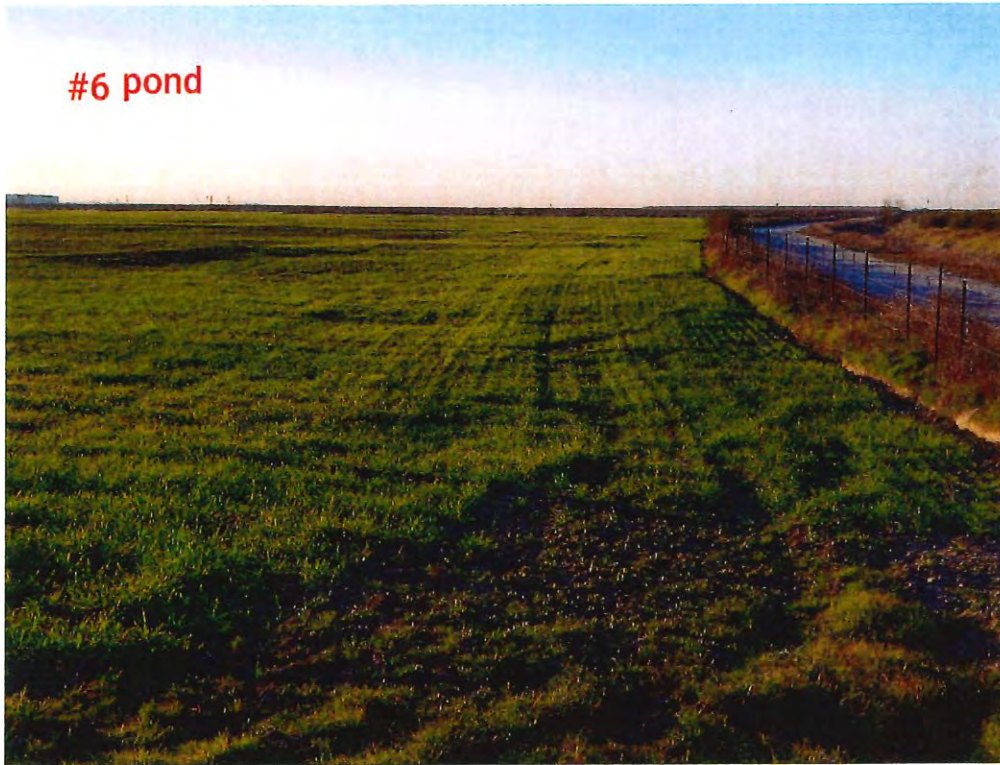
Photograph 16: Looking west from the mid-point of the southern boundary of corner APN 41-172-08 towards the proposed location of the hulling water pond.



Photograph 17: Looking west from the center of APN 41-172-08.



Photograph 18: Looking south from the center of the west half of APN 41-172-08 towards the proposed location of the hulling water pond.



Photograph 19: Looking southeast from the western boundary of APN 41-172-08.



Photograph 20: Looking east from the the western boundary of towards the proposed location of the hulling water pond.



Photograph 21: Looking southeast from the western boundary of APN 41-172-08 toward the southern property boundary.



Photograph 22: Looking east along the southern property boundary from the southwest corner APN 41-172-08.

APPENDIX B: GRANT DEEDS

Recording Requested By DPS

RECORDING REQUESTED BY
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
G & G Andrew Farms, L.P.
1625 Howard Road, #255
Madera, CA 93637

COPY of Document Recorded
on 12-16-2015 as No. 2015029473
Official Record
Has not been compared with original
Madera County Recorder

Space Above This Line for Recorder's Use Only

A.P.N.: 041-171-008 and 041-172-004

File No.: 1004-5053923 (SR)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,159.40; CITY TRANSFER TAX \$0;
SURVEY MONUMENT FEE \$0

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **George Andrew & Son L.P., a California limited partnership**

hereby GRANTS to **G & G Andrew Farms, L.P., a California limited partnership**

the following described property in the unincorporated area of the County of **Madera**, State of **California**:

BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 13 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89° 49' 14" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 14, A DISTANCE OF 2973.59 FEET TO A POINT ON THE NORTHWESTERLY LINE OF FIREBAUGH ROAD; THENCE ALONG THE NORTHWESTERLY LINE OF SAID FIREBAUGH ROAD THE FOLLOWING THREE COURSES: SOUTH 43° 59' 00" WEST, 1325.08 FEET; THENCE SOUTH 44° 38' 30" WEST 526.16 FEET; THENCE SOUTH 44° 38' 30" WEST, 1866.48 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14; THENCE SOUTH 89° 49' 30" WEST ALONG THE SOUTH LINES OF SAID SECTIONS 14 AND 15 A DISTANCE OF 2905.92 FEET; THENCE NORTH 08° 59' 00" WEST ALONG THE 810.44 FEET; THENCE NORTH 15° 58' 00" WEST 461.39 FEET; THENCE NORTH 21° 35' 00" WEST 2927.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 15; THENCE NORTH 89° 48' 20" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 15, A DISTANCE OF 3858.68 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 15; THENCE SOUTH 00° 14' 00" EAST ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 1323.83 FEET TO THE POINT OF BEGINNING.

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: APN's: 041-171-008 and 041-172-004

File No.: 1004-5053923 (SR)

Dated: December 14, 2015

George Andrew & Son L.P., a California limited partnership

By: George Andrew & Son, Inc., a California corporation, its General Partner

By: [Signature]
Name: Mathew Andrew
Title: President

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)SS

COUNTY OF Fresno)

On 12-15-2015 before me, Susan Rommel, Notary Public, personally appeared Mathew Andrew

who 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.

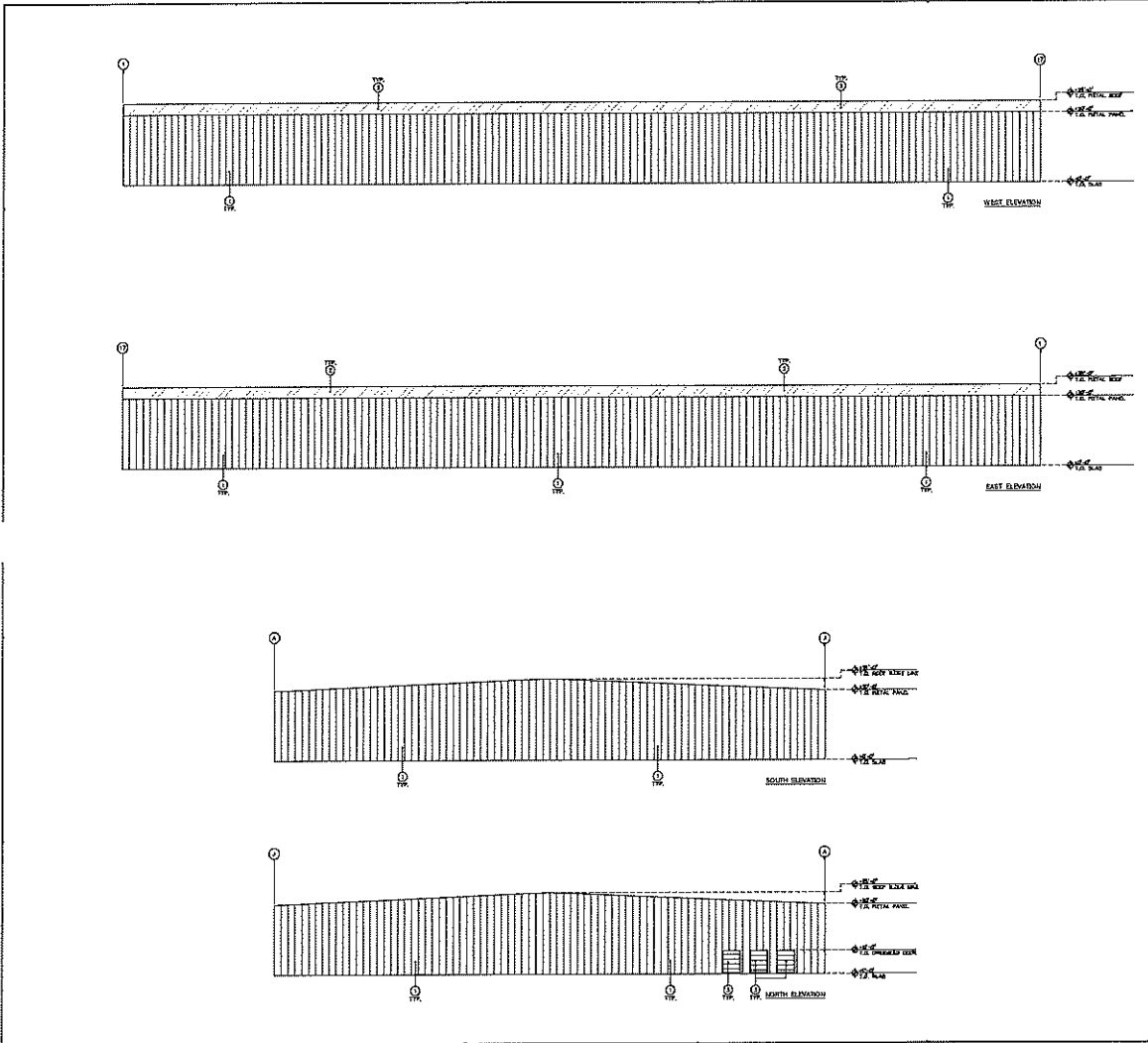
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]

This area for official notarial seal.



APPENDIX C: SITE PLAN AND ELEVATIONS



KEYED NOTES

- ① NON METAL WALL PANEL SYSTEM ASSEMBLY.
- ② NON METAL ROOF SYSTEM ASSEMBLY.
- ③ NON OVERHEAD RAIL-GAP JOINT(S).
- ④ NON-METAL WALL PANEL SYSTEM ASSEMBLY.

PROPOSED DEVELOPMENT FOR:
 DRY FRANCH, LLC.
 MADERA, CALIFORNIA

STATUS

CLIENT REVIEW DATE	4/19/20
PERMITS SUBMITTED	
FINAL CONTRACT SIGNATURE	

REVISIONS

1	
2	
3	
4	

IDENTIFICATION

SCALE	1/8" = 1'-0"
DATE PLOTTED	4/19/20
DATE PRINTED	
PROJECT NO.	20-05

CENTERLINE DESIGN, LLC

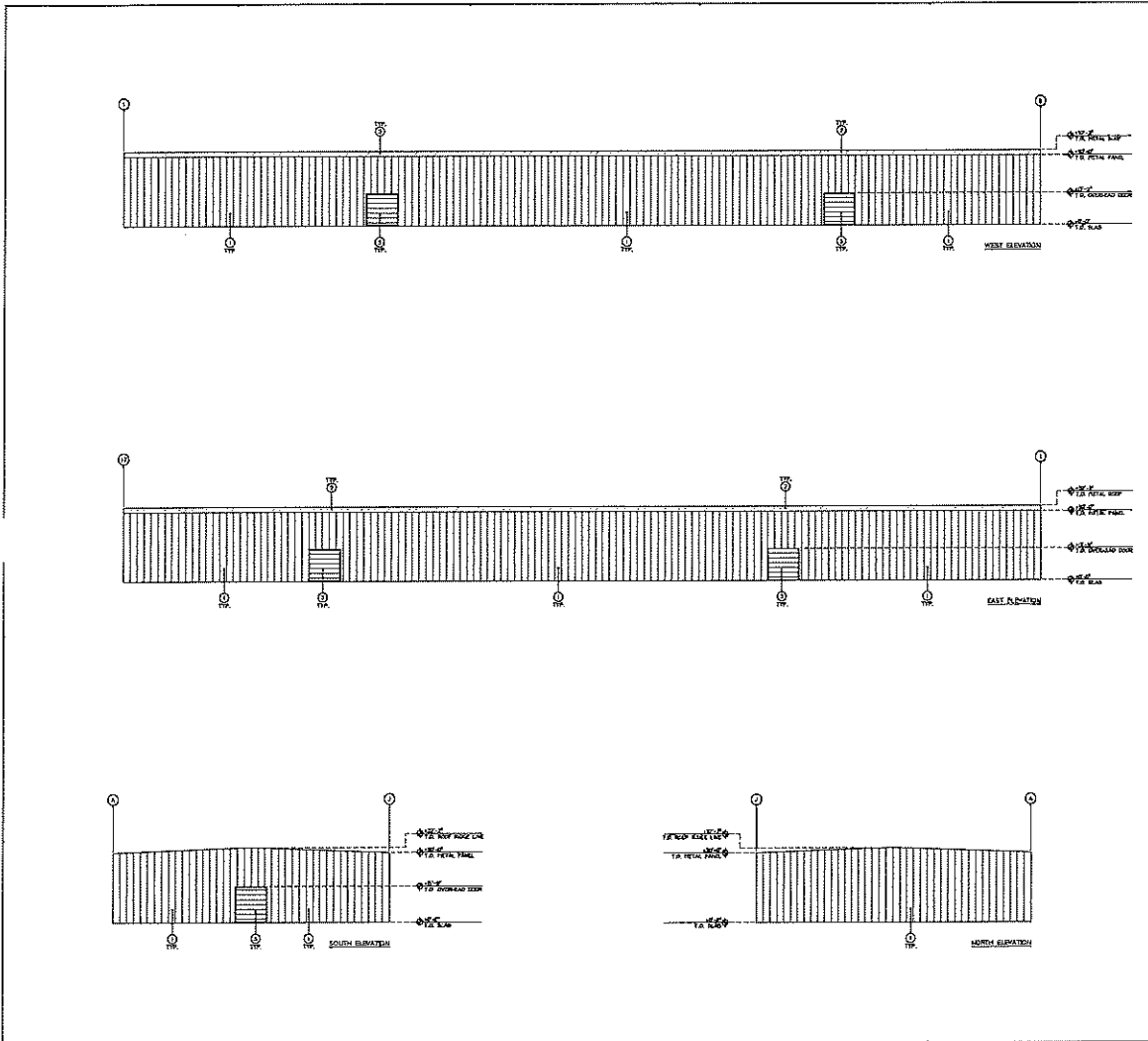
ARCHITECTURAL DESIGN

11510 N. 21ST AVE SUITE 100
 DENVER, COLORADO 80233
 (303) 751-1100
 WWW.CENTERLINEDESIGN.COM

PROPOSED DISTRIBUTION BUILDING - EXTERIOR ELEVATIONS

A-3.0

ALL DESIGN, DRAWINGS, AND NOTICES ARE THE PROPERTY OF CENTERLINE DESIGN, LLC. NO PART OF THIS DOCUMENT, INCLUDING THE DESIGN, DRAWINGS, AND NOTICES, MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CENTERLINE DESIGN, LLC. CENTERLINE DESIGN, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT.



KEYED NOTES

- ① 1/2" METAL WALL PANEL SYSTEM ADJUSTED.
- ② 1/2" METAL ROOF SYSTEM ADJUSTED.
- ③ 1/2" OVERHEAD WALL-CAP SYSTEM.
- ④ 1/2" OVERHEAD WALL-CAP SYSTEM.
- ⑤ 1/2" OVERHEAD WALL-CAP SYSTEM.

STATUS

Current Release Date	6-29-20
Planning & Schematic	
Final Check Submittal	

REVISIONS

1	
2	
3	
4	
5	

IDENTIFICATION

Sheet	101-1-1
Project No.	101-1-1
Date	6-29-20

CENTERLINE
DESIGN, LLC

ARCHITECTS

11111 CENTRAL EXPRESSWAY
SUITE 100
MADISON, CALIFORNIA 95951

PROJECT: PROPOSED DEVELOPMENT FOR:
DRY BRANCH, LLC.
MADISON, CALIFORNIA

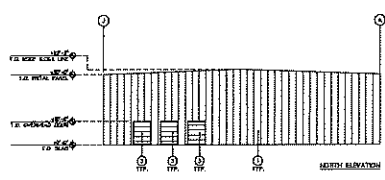
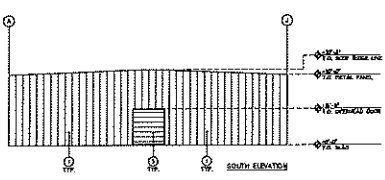
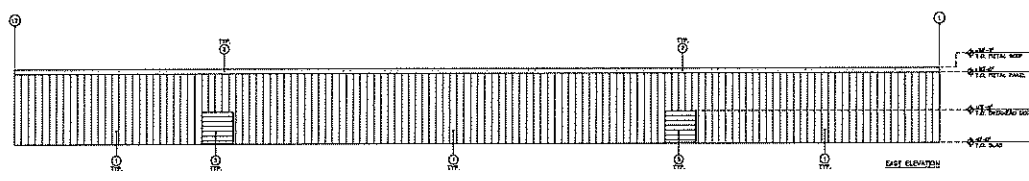
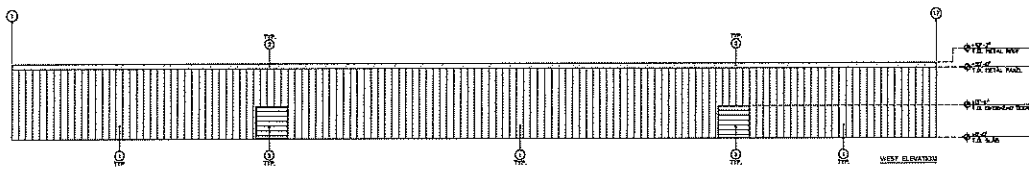
A-3.1

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MADISON, CALIFORNIA. THE CITY OF MADISON, CALIFORNIA, IS THE AUTHORITY FOR THE REVIEW AND APPROVAL OF ALL WORK. THE CITY OF MADISON, CALIFORNIA, IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY WORK NOT SHOWN HEREON.

PROPOSED PACKING / FINISHING BUILDING - EXTERIOR ELEVATIONS

KEYED NOTES

- ① NEW METAL PANEL SYSTEM ASSEMBLY.
- ② NEW METAL ROOF SYSTEM ASSEMBLY.
- ③ NEW OVERHEAD HOLES OF CONCRETE.
- ④ NEW STRUCTURAL CONCRETE (CONCRETE) (NEW) (NEW)



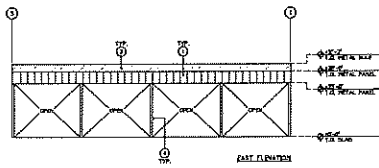
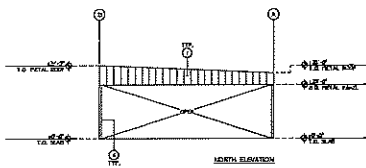
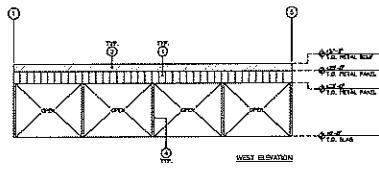
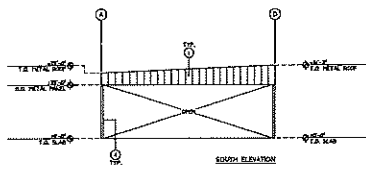
ALL SCALE, DIMENSIONS AND NOTES ARE SUBJECT TO ANY AND ALL REVISIONS OF CONTRACT DOCUMENTS AND ANY CORRECTIONS, ERRORS, OMISSIONS, OR DISCREPANCIES OF CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SUBCONTRACTORS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SUBCONTRACTORS.

PROPOSED READY TO EAT (RTE) / FINISHING BUILDING - EXTERIOR ELEVATIONS

PROJECT: PROPOSED DEVELOPMENT FOR DRY RANCH, LLC, MADENA, CALIFORNIA

STATUS	
Contract Release Date	
Permit	
Plan Check	
REVISIONS	
△	
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△	
IDENTIFICATION	
Scale	
Sheet	
Project	
Client	
Project No.	
Date	

HULLER BUILDING

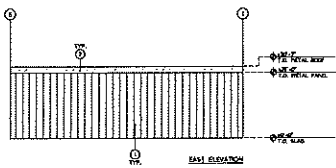
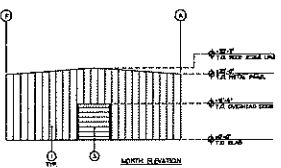
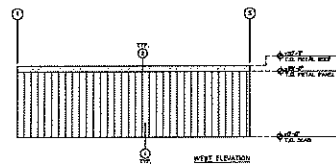
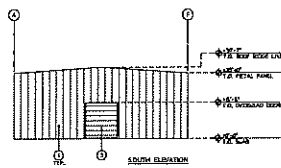


KEYED NOTES

- ① 1/2\" metal wall panel system assembly.
- ② 1/2\" metal roof system assembly.
- ③ 1/2\" overhead roll-up doors.
- ④ 1/2\" structural columns and/or joists.



SHELLER BUILDING



ALL WORK SHOWN AND PLANNED SHALL BE BASED UPON THE INFORMATION CONTAINED HEREIN AND SHALL BE SUBJECT TO THE NECESSARY PERMITS AND APPROVALS OF THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

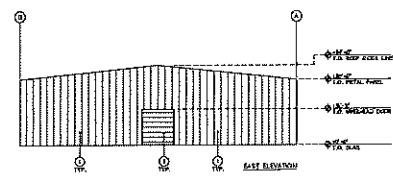
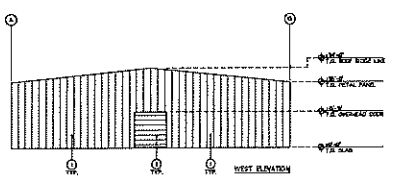
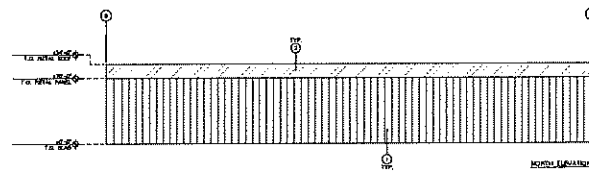
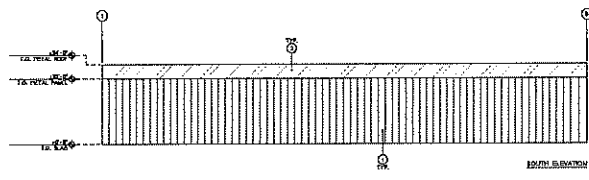
PROPOSED HULLER AND SHELLER BUILDING(S) - EXTERIOR ELEVATIONS

PROJECT
 PROPOSED DEVELOPMENT FOR:
 DRY HATCH, LLC,
 MADERA, CALIFORNIA

STATUS	
Contract Admin. Date	
Prepared	
Plan Check Submittal	

REVISIONS	
1	
2	
3	
4	

IDENTIFICATION	
Drawn	
Checked	
Project	
Scale	



KEYED NOTES

- ① NOT METAL PANEL SYSTEM ASSEMBLY.
- ② NOT METAL ROOF SYSTEM ASSEMBLY.
- ③ NOT WINDOW DECK OR DECKING.
- ④ NOT WINDOW FRAME OR WINDOW GLASS.



PROJECT
 PROPOSED DEVELOPMENT FOR:
 DRY RANCH, LLC.
 MADERA, CALIFORNIA

STATUS	
Current Release Date	
Planning Approval	
Plan Sheet Submission	

REVISIONS	
▲	
▲	
▲	
▲	

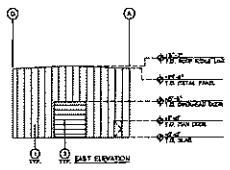
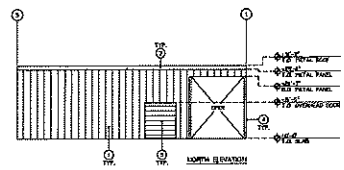
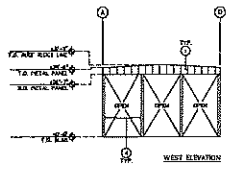
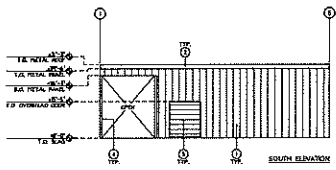
IDENTIFICATION	
Scale	
Project No.	
Sheet No.	

PROPOSED PROCESSING / CODING BUILDING - EXTERIOR ELEVATIONS

All work shown on these drawings is the property of the architect. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect shall not be responsible for any errors or omissions on these drawings.

KEYED NOTES

- ① NON METAL WALL PANEL SYSTEM ASSEMBLY
- ② NON METAL ROOF SYSTEM ASSEMBLY
- ③ NON METAL ROLL-UP DOOR
- ④ NON STRUCTURAL COLUMN AND/OR POST(S)



PROJECT:
 PROPOSED DEVELOPMENT FOR:
 DRY HATCH, LLC.
 WOODBRIDGE, CALIFORNIA

STATUS

Contract Release Date	
Permit Application	
Final Construction	

REVISIONS

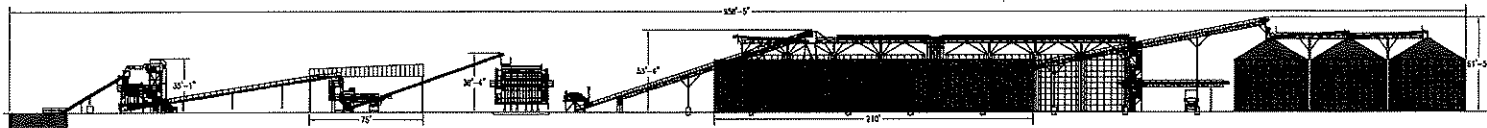
1		
2		
3		
4		

IDENTIFICATION

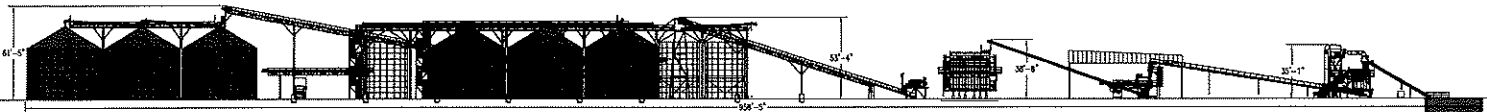
Scale	
Project No.	
Sheet No.	
Revision	
Scale	30'-0"

ALL DIMENSIONS, UNLESS SHOWN OTHERWISE, ARE TO FACE UNLESS INDICATED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

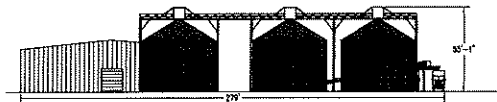
PROPOSED SHOP / STORAGE BUILDING- EXTERIOR ELEVATIONS



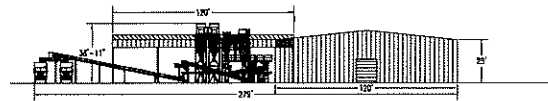
LOOKING NORTH



LOOKING SOUTH

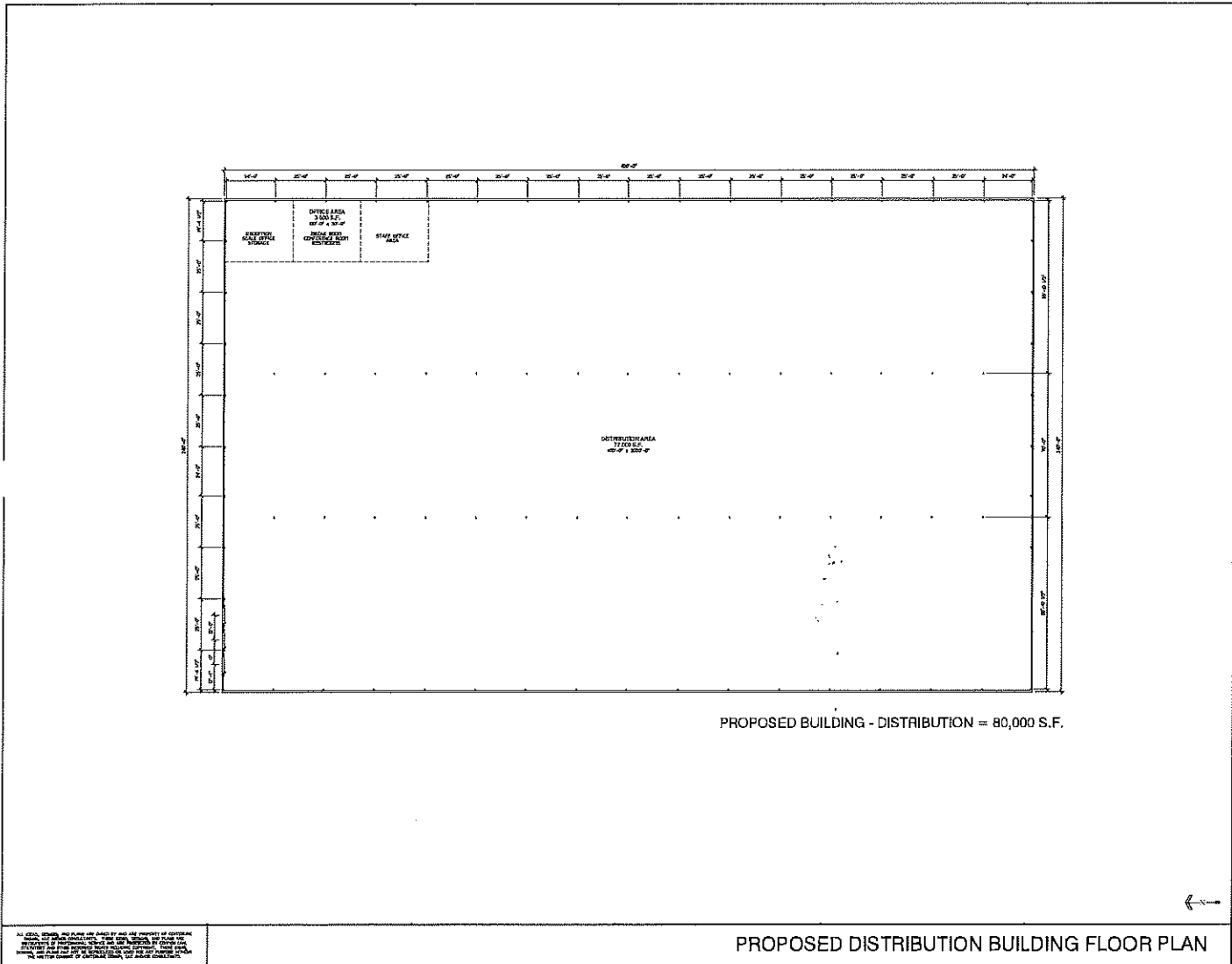


LOOKING WEST



LOOKING EAST





PROPOSED BUILDING - DISTRIBUTION = 80,000 S.F.



PROPOSED DEVELOPMENT FOR:
 DRY FRANCH, LLC.
 NADERA, CALIFORNIA

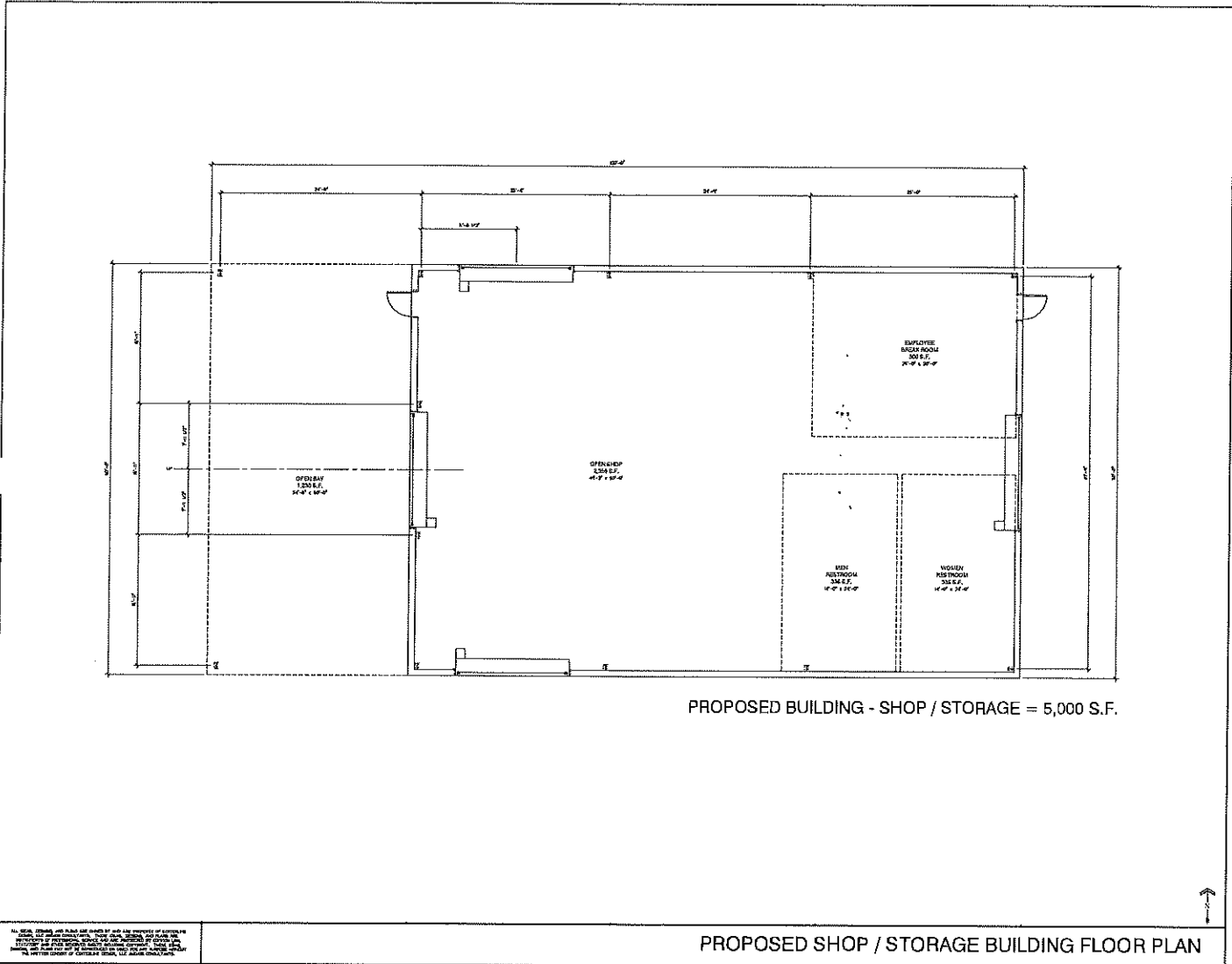
STATUS	DATE
DESIGN APPROVED	4/26/18
FINANCING 2-1/2% INTEREST	
PLAN CHECK 5/23/18	

REVISIONS
△
△
△

IDENTIFICATION
SCALE: 1/8" = 1'-0"
DATE: 4/26/18
PROJECT NO.:
DATE: 5/23/18

ALL DIMENSIONS AND FINISHES ARE SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

PROPOSED DISTRIBUTION BUILDING FLOOR PLAN



PROPOSED BUILDING - SHOP / STORAGE = 5,000 S.F.

PROPOSED SHOP / STORAGE BUILDING FLOOR PLAN



PROPOSED DEVELOPMENT FOR:
 DRY RANCH, LLC,
 MADERA, CALIFORNIA

PROJECT: PROPOSED DEVELOPMENT FOR:
 DRY RANCH, LLC,
 MADERA, CALIFORNIA

STATUS	
DATE	DESCRIPTION
10-20-2010	PLANNING
11-15-2010	PLANNING
12-15-2010	PLANNING

REVISIONS	
1	
2	
3	
4	
5	

IDENTIFICATION	
SCALE	1/8" = 1'-0"
PROJECT NO.	09-10-001
DATE	10-20-2010
BY	ML



Community and Economic Development Environmental Health Division

Dexter Marr
Deputy Director

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Kamara Biawogi
FROM: Dexter Marr, Environmental Health Division
DATE: June 5, 2020
RE: Dry Ranch LLC - Conditional Use Permit - Madera (041-171-008-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: May 20, 2020
RE: Conditional Use Permit (CUP) #2020-008, Dry Ranch LLC – Madera, APN: 041171008

Environmental Health Division Comments:

The water well(s) to be used or constructed on site for this project, may require to be permitted by this Division if the facility meets the State definition as a “Public Water System”. “Public Water System” means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year. Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to become a public water system. Any creation of New Public Water systems are required to comply with Senate Bill (SB) 1263.

All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Onsite Wastewater Treatment Systems must comply with Madera County Code (MCC) Title 13 and Madera County Local Agency Management Program (LAMP).

Solid waste collection with sorting for green, recycle, and garbage is required

If your facility handles/store any hazardous materials on-site or generates hazardous waste you may be subject to permitting requirements through our department. As of January 2013 all Certified Unified Program Agency (CUPA) regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at www.cers.calepa.ca.gov.

During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.

The construction and then ongoing operation must be done in a manner that shall not allow any type of

public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

If there are any questions or comments regarding these conditions/requirements or for please, contact this department at (559) 675-7823.

COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

200 West 4th Street
Madera, CA 93637-8720
Main Line - (559) 675-7811
Special districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: June 9, 2020
TO: Kamara Biawogi
FROM: Phu Duong, Public Works
SUBJECT: Dry Ranch LLC - Conditional Use Permit - Madera (041-171-008-000)

Comments

Below are Public Works preliminary review comments:

No signs are allowed to be installed within County road right of way. New signs must not hinder intersection triangular corner sight distance or create visual obstruction.

Since this is hauling and processing facilities, provide approximately number of trucks that will be in/out of the facilities, not just employee vehicle trips.

Firebaugh Blvd is designated as an arterial with a 80-ft wide road right of way. Currently there is an existing 30-ft R/W along the north side of the site. The developer is required to dedicate a 10-ft strip of land along the frontage of the site to the County for future public road improvement.

Firebaugh Blvd is a high-speed travel and narrow, two-lane road, the developer must demonstrate and/or provide ways to get trucks in and out of the site main entrance/exit safely without causing any traffic hazards to the main traffic flows.

COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

200 West 4th Street
Madera, CA 93637-8720
Main Line - (559) 675-7811
Special districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: June 3, 2020
TO: Kamara Biawogi
FROM: Madera County Public Works
SUBJECT: Dry Ranch LLC - Conditional Use Permit - Madera (041-171-008-000)

Comments

At the time of applying for the building permits, the applicant/contractor is required to submit a grading along with drainage calculations, and erosion control plans to the Public Works Department for review and approval. Grading permit must be obtained prior to performing any grading on site.

APN 041-171-008 is in a flood zone. Future proposed buildings will require an elevation certificate.

COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

200 West 4th Street
Madera, CA 93637-8720
Main Line - (559) 675-7811
Special districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: June 3, 2020
TO: Kamara Biawogi
FROM: Road Department
SUBJECT: Dry Ranch LLC - Conditional Use Permit - Madera (041-171-008-000)

Prior to any construction where such construction is occurred within an existing County right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be obtained prior to commencing the work.

All driveway approaches accessing the site shall be built to County applicable standards as described in the permit.

Community and Economic Development

Fire Prevention Division

Deborah Mahler, Fire Marshal
Deputy Director

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Kamara Biawogi
FROM: Deborah Mahler, Fire Marshal
DATE: June 4, 2020
RE: Dry Ranch LLC - Conditional Use Permit - Madera (041-171-008-000)

Comments

Prior to the issuance of any Building or Fire Permits the project shall be reviewed for compliance with current adopted codes.

The Fire Department will also be providing condition or comments due to the projected impact of the development on the Madera County Fire Department.

Kamara Biawogi

From: Padilla, Dave@DOT <dave.padilla@dot.ca.gov>
Sent: Monday, June 8, 2020 9:21 AM
To: Kamara Biawogi; Navarro, Michael@DOT
Cc: Gentry, Jamaica@DOT
Subject: RE: Project Review - PRJ#2020-008

Good Morning Kamara,

We have no concerns with the proposed project.

Thank you,

David Padilla
Associate Transportation Planner
Office of Planning & Local Assistance
Caltrans-District 6

From: Kamara Biawogi <Kamara.Biawogi@maderacounty.com>
Sent: Wednesday, June 3, 2020 8:36 AM
To: Padilla, Dave@DOT <dave.padilla@dot.ca.gov>; Navarro, Michael@DOT <michael.navarro@dot.ca.gov>
Subject: Project Review - PRJ#2020-008

EXTERNAL EMAIL. Links/attachments may not be safe.

Good Morning Gentlemen,

Please review the attachment and provide comments if necessary.

Thank you!!



Kamara Biawogi | Planner II
COMMUNITY AND ECONOMIC DEVELOPMENT, PLANNING
200 W. 4th Street, Suite 3100, Madera, CA 93637
Office: (559) 675-7821 Ext. 3251





Picayune Rancheria
of
CHUKCHANSI INDIANS
49260 Chapel Hill, PO Box 2226 * Oakhurst, CA 93644 * (559) 412-5590

June 2, 2020

Kamara Biawogi
Madera County Planning Department
200 W. 4th Street Suite #3100
Madera, CA 93637

Dear Mr. Biawogi,

Picayune Rancheria of the Chukchansi Indians has received your letter in regards to Dry Ranch CUP –Madera (041-171-008-000). At this time we do not have concerns in regards to this project application.

Sincerely,

Heather Airey

THPO/Cultural Resources Director
559-676-9299
hairey@chukchansi-nsn.gov



Community and Economic Development Planning Division

Becky Beavers
Deputy Director

200 W. 4th Street
Suite 3100
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

PROJECT REVIEW REQUEST

DATE May 19, 2020

Community Advisory Councils

- Ahwahnee Community Council
 North Fork Community
 Coarsegold Area Plan Committee
 Oakhurst Community Advisory

Review Agencies

- Madera County Agricultural Commissioner
 Madera County Sheriff's Office
 City of Chowchilla Planning Department
 City of Madera Planning Department
 California Department of Fish and Game
 California Department of Housing
 California Department of Transportation (CALTRANS)
 California Department of Water Resources
 California Regional Water Quality Control Board
 California Department of Conservation
 California Division of Oil and Gas
 San Joaquin Valley Unified Air Pollution Control District
 Archaeological Information Center – Bakersfield
- Requesting Tribes
 Other:

- Development Council
 Council

Homeowners Associations

- Bass Lake Homeowners Assn
 Bonadelle Ranchos #5
 Bonadelle Ranchos Neighborhood Committee
 Cascadel Homeowners Assn
 Goldside Estates
 Hidden Lake Estates Homeowners Assn
 Indian Lakes Estates Property Owner Assn
 Lake Shore Park Subdivision
 Madera Ranchos Neighborhood Committee
 Pierce Lake Estates
 Pines Civic Council
 Rolling Hills Citizens Assn
 Sumner Hill Homeowners Assn
 Yosemite Lakes Park Owner Assn

RETURN TO:

KAMARA BIAWOGLI, Planning Department
200 West 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2020-008, Dry Ranch LLC - Conditional Use Permit - Madera (041-171-008-000)

The request consists of a Conditional Use Permit to construct and operate a plant for hulling, drying, processing, packaging, warehousing and storing of pistachios. The project is located West of Firebaugh Blvd, approximately 3.02 miles northeast of its intersection with Avenue 7 1/2 (no situs) Madera.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: June 2, 2020. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2020-008

Return to: Kamara Biawogi, Planning Department

Dry Ranch LLC

Responding Agency: Picayune Rancheria of the
Chukchansi Indians

Date: 6/2/20

Respondent's Signature: 

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve

Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

2. If the project is approved, what conditions of approval are recommended?

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2020-008

Return to: Kamara Biawogi, Planning Department

Dry Ranch LLC

Responding Agency: Picayune Rancheria of the Chukcheansi Indians
Contact Person: Heather Airen Signature: [Signature]
Telephone No.: 559-795-5984 Date: 6/2/2020

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Y Yes

No, the following information is needed: _____

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes

No



June 18, 2020

Kamara Biawogi
Madera County
Planning Department
200 West 4th Street
Madera, CA, 93637

Project: Dry Ranch LLC, CUP #2020-008

District CEQA Reference No: 20200442

Dear Mr. Biawogi:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the County of Madera consisting of the construction and operation of a new 222,000 square foot pistachio plant for hulling, drying, processing, packaging, warehousing and storage of pistachios. The Project is located north of the intersection of Firebaugh Blvd. and the Chowchilla Bypass, east of Firebaugh in Madera County, CA (APN 041-171-008). The District offers the following comments:

1. Project Related Emissions

Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

Although the project emissions would have a less than significant impacts on construction, the District recommends utilizing the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

2. Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and will require District permits. Prior to construction, the Project proponent should submit to the District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

3. Other District Rules and Regulations

The proposed Project may be subject to District rules and regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

The District recommends that a copy of the District's comments be provided to the Project proponent. If you have any questions or require further information, please contact Seth Lane by e-mail at Seth.Lane@valleyair.org or by phone at (559) 230-5817.

Sincerely,



For Arnaud Marjollet
Director of Permit Services

AM: sl

**County of Madera
California Environmental Quality Act (CEQA)
Initial Study**

- 1. Project title:** CUP #2020-008 – Dry Ranch LLC
- 2. Lead agency name and address:** County of Madera
Community and Economic Development Department
200 West 4th Street, Suite 3100
Madera, California 93637
- 3. Contact person and phone number:** Kamara Biawogi, Planner II
559-675-7821
Kamara.Biawogi@maderacounty.com
- 4. Project Location & APN:** The project is located West of Firebaugh Blvd, approximately 3.02 miles northeast of its intersection with Avenue 7 1/2 (no situs) Madera.

APN# 041-171-008
- 5. Project sponsor's name and address:** G & G ANDREW FARMS LP
1625 HOWARD RD #255
MADERA CA 93637
larry@atbgrowers.com
- 6. General Plan Designation:** ARE-40 (Agricultural, Rural, Foothill - Forty Acres) District
- 7. Zoning:** AE (Agricultural Exclusive) District
- 8. Description of project:**
The applicant is requesting to construct and operate a plant for hulling, drying, processing, packaging, warehousing and storing of pistachios.
- 9. Surrounding Land Uses and Setting:**
Agricultural
- 10. Other Public Agencies Whose Approval is Required:**
None
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Picayune Rancheria of the Chukchansi Indians has no concerns regarding the projects request.

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"/> Agricultural/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 (to be completed by Lead Agency)	
On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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 revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed: _____ Date: August 4, 2020

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

I. AESTHETICS

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

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - c) No Impact. There are no scenic vistas in the vicinity of this project site. There are no scenic resources on this property that will be damaged as a result of this project. Limited grading will take place on-site. The proposed pistachio plant will be surrounded by agricultural land which will fit the visual character of the surrounding area.

(d) Less than Significant with Mitigation Incorporation. Newly constructed buildings will include exterior lights attached to the structure for security and safety precautions. Light sources produced by this project should have a less than significant impact due to the proposed operation times. Mitigation has been placed for any proposed lighting associated with this project to be hooded and directed downward and away from adjoining parcels.

Light pollution is a problem most typically associated with urban areas. Lighting is necessary for nighttime viewing and for security purposes. However, excessive lighting or inappropriately designed lighting fixtures can disturb nearby sensitive land uses through indirect illumination. Land uses which are considered "sensitive" to this unwanted light include residences, hospitals, and care homes.

Daytime sources of glare include reflections off of light-colored surfaces, windows, and metal details on cars traveling on nearby roadways. The amount of glare depends on the intensity and direction of sunlight, which is more acute at sunrise and sunset because the angle of the sun is lower during these times.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	---	---------------------------------------	--------------

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether agricultural 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 provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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?

Responses:

(a) No Impact. The Farmland Mapping and Monitoring Program of the California Resources Agency classifies the current parcel as Grazing land. The applicants proposed use consist of an agricultural oriented service that will utilize surrounding agricultural land for their operation.

(b) Less Than Significant Impact with Mitigation Incorporation. The project will be constructed on two parcel that is enrolled in the Williamson Act. The proposed project is an agricultural oriented service located on Grazing Land and will not be consistent with the Williamson Act Contract. Conditions have been placed for the applicant to file for Non-Renewal for the existing contract.

(c, d) No Impact. There are no forest land, or zoning for forest land, in the vicinity of the project site.

General Information

The California Land Conservation Act of 1965 -- commonly referred to as the Williamson Act -- enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

The Department of Conservation oversees the Farmland Mapping and Monitoring Program. The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. The program's definition of land is below:

PRIME FARMLAND (P): Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

FARMLAND OF STATEWIDE IMPORTANCE (S): Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

UNIQUE FARMLAND (U): Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include no irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

FARMLAND OF LOCAL IMPORTANCE (L): Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory

committee.

GRAZING LAND (G): Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

URBAN AND BUILT-UP LAND (D): Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

OTHER LAND (X): Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

VACANT OR DISTURBED LAND (V): Open field areas that do not qualify as an agricultural category, mineral and oil extraction area, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.

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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Conflict with, or obstruct implementation of, the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - b) No Impact. No significant impacts have been identified as a result of this project. The proposed project will not obstruct implementation of any air quality plans. The project is consistent with the Air Quality Element of the General Plan.

(c - d) Less Than Significant Impact. There may be a less than significant impact due to the oncoming vehicles during construction phases, and delivery trucks operating during harvest seasons. During harvest season (two months per year), 40-80 trucks per day will be delivering to the on-site processing plant. Thirty delivery trucks per week will also be conveying equipment and materials to the site over a four month peak construction period.

The applicant has stated that the proposed project would not be expected to exceed the thresholds of significance established by the SJVAPCD for short-term construction-related emissions, long-term operational emissions, potential health risk or odor impacts (SJVAPCD Projects C-1150218 and C-1162795). The facilities wide fuel limits and operational limits will ensure that the facility will remain below applicable thresholds.

San Joaquin Valley Air Pollution Control District (District) has stated in their review that the project would have a less than significant on air quality when compared to the listed annual criteria pollutant emissions significance thresholds. The district still recommends utilizing clean reasonable practices to reduce impacts from construction-related exhaust emissions. The proposed project will still be subjected to District Rule 2010 and Rule 2201 and will require permits from the SJVAPCD.

Sensitive receptors are facilities that “house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors.” (GAMAQI, 2002).

Due to the rural agricultural landscape surrounding the proposed project, there will not be a large number of sensitive receptors that could be effected by the proposed project. The project is consistent with the Air Quality Element of the General Plan and does not impact it at all.

Global Climate Change

Climate change is a shift in the “average weather” that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms. Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is “very high confidence” (by IPCC definition a 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

The California Environmental Quality Act (CEQA) requires an agency to engage in forecasting “to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal” (CEQA Guidelines Section 15144, Office of Planning and Research commentary, citing the California Supreme Court decision in Laurel Heights Improvement Association v. Regents of the University of California [1988] 47 Cal. 3d 376).

Recent concerns over global warming have created a greater interest in greenhouse gases (GHG) and their contribution to global climate change (GCC). However at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 a native wildlife nursery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Responses:

(a) Less Than Significant Impact. While species have been identified as being potentially in the quadrangle of this project, no impacts to those species have been identified as a result of this project, directly or indirectly. These identified species in the quadrangle does not necessarily mean they are actually located on the project site either in a habitat setting or migrating through.

(b - c) No Impact. No impacts on riparian habits or wetlands have been identified as a result of this project. There are no vernal pools or habitats identified on the project site, nor any that would be impacted directly or indirectly as a result of this project. There are no federally identified wetlands on the project site.

(d) Less Than Significant Impact. Ground disturbance and minimal impact to migration could result from the proposed project's construction activities. There are no activities associated with this project off-site, therefore there will be no indirect impacts to habitats as a result.

(e - f) No Impact. No impacts have been identified as a result of this project.

There are no federally protected wetlands on or in the vicinity of this project. The Chowchilla Canal borders the western property line of the project site. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by this project.

While the list below shows species listed in the quadrangle in which this project is located, this does not necessarily mean that this species is actually located on the project site either in a habitat setting or migrating through. The CNDB only lists species in the quadrangle where the project is located, but this never is an indication of whether these species are or ever were on the project site. The Department of Fish and Wildlife was contacted in the early stages of the project for review and comment on the proposal. They did not provide any feedback as to whether there were any potential impacts on the site.

General Information

Special Status Species include:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);
- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA) §15380;
- Animals designated as species of special concern by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG);
- Animals listed as “fully protected” in the Fish and Game Code of California (§3511, §4700, §5050 and §5515); and
- Plants listed in the California Native Plant Society's (CNPS) Inventory of
- Rare and Endangered Vascular Plants of California.

A review of both the County's and Department of Fish and Wildlife's databases for special status species have identified the following species::

Species	Federal Status	State Status	Dept. of Fish and Game Listing	CNPS Listing
Swainson's hawk	None	Threatened	-	-
mountain plover	None	None	SSC	-
tricolored blackbird	None	Threatened	SSC	-
San Joaquin kit fox	Endangered	Threatened	-	-
American badger	None	None	SSC	-
blunt-nosed leopard lizard	Endangered	Endangered	FP	-
coast horned lizard	None	None	SSC	-
Valley Sacaton Grassland	None	None	-	-
Valley Sink Scrub	None	None	-	-
heartscale	None	None	-	1B.2
lesser saltscale	None	None	-	1B.1
subtle orache	None	None	-	1B.2
palmate-bracted bird's-beak	Endangered	Endangered	-	1B.1
California alkali grass	None	None	-	1B.2
recurved larkspur	None	None	-	1B.2

Firebaugh NE Quadrangle

List 1A: Plants presumed extinct

List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.

List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere

List 3 Plants which more information is needed – a review list

List 4: Plants of Limited Distributed - a watch list

Ranking

0.1 – Seriously threatened in California (high degree/immediacy of threat)

0.2 – Fairly threatened in California (moderate degree/immediacy of threat)

0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known)

SSC Species of Special Concern

WL Watch List

Movement corridors are characterized by the regular movements of one or more species through relatively well defined landscape features. They are typically associated with ridgelines, wetland complexes, and well-developed riparian habitats.

The area surrounding the parcel site has been developed for agricultural purposes, and there are some residential uses in the area, so the chances of habitats being present for nesting or migratory species are minimal.

General Information

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the California Department of Fish and Wildlife (formally the California Department of Fish and Game). A Notice of Determination filing fee is due each time a NOD is filed at the jurisdictions Clerk’s Office. The authority comes under Senate Bill 1535 (SB 1535) and Department of Fish and Wildlife Code 711.4. Each year the fee is evaluated and has the potential of increasing. For the most up-to-date fees, please refer to: http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html.

The Valley Elderberry Longhorn Beetle (VELB) was listed as a threatened species in 1980. Use of the elderberry bush by the beetle, a wood borer, is rarely apparent. Frequently, the only exterior evidence of the elderberry’s use by the beetle is an exit hole created by the larva just prior to the pupal stage. According to the USFWS, the Valley Elderberry Longhorn Beetle habitat is primarily in communities of clustered Elderberry plants located within riparian habitat. The USFWS stated that VELB habitat does not include every Elderberry plant in the Central Valley, such as isolated, individual plants, plants with stems that are less than one inch in basal diameter or plants located in upland habitat.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - c) Less Than Significant Impact with Mitigation Incorporation. The proposed project is not projected to have an adverse change in the significance historical or archaeological resource. Mitigation has been placed to halt construction if any archaeological resource or human remains are discovered.

General Information

Public Resource Code 5021.1(b) defines a historic resource as “any object building,

structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that “disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

Archaeological importance is generally, although not exclusively, a measure of the archaeological research value of a site which meets one or more of the following criteria:

- Is associated with an event or person of recognized significance in California or American history or of recognized scientific importance in prehistory.
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions.
- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind.
- Is at least 100 years old and possesses substantial stratigraphic integrity (i.e. it is essentially undisturbed and intact).
- Involves important research questions that historic research has shown can be answered only with archaeological methods.

Reference CEQA Guidelines §15064.5 for definitions.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a & b) Less Than Significant Impact. The project site’s existing solar array will be the primary source for energy resources. A temporary increase in energy resources may result during the 14 month construction period. The projects construction phases will include grading, equipment delivery, and installation of buildings.

During the operational period of the project, there will be ongoing trip generation from delivery trucks. During harvest season (two months per year), 40-80 trucks per day will be delivering to the on-site processing plant. Thirty delivery trucks per week will also be conveying equipment and materials to the site over a four month peak construction period.

Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful and unnecessary use of energy by vehicles.

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:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geological 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?

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?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Responses:

(a. i – iii) Less Than Significant Impact. Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

The foothill area of the County is essentially a transition zone, containing old alluvial soils that have been dissected by the west-flowing rivers and streams which carry runoff from the Sierra Nevada's.

Seismicity varies greatly between the two major geologic provinces represented in Madera County. The Central Valley is an area of relatively low tectonic activity bordered by mountain ranges on either side. The Sierra Nevada's, partly within Madera County, are the result of movement of tectonic plates which resulted in the creation of the mountain range. The Coast Ranges on the west side of the Central Valley are also a result of these forces, and continued movement of the Pacific and North American tectonic plates continues to elevate the ranges. Most of the seismic hazards in Madera County result from movement along faults associated with the creation of these ranges.

There are no active or potentially active faults of major historic significance within Madera County. The County does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep.

However, there are two significant faults within the larger region that have been and will continue to be, the principle sources of potential seismic activity within Madera County.

San Andreas Fault: The San Andreas Fault lies approximately 45 miles west of the county line. The fault has a long history of activity and is thus a concern in determining activity in the area.

Owens Valley Fault Group: The Owens Valley Fault Group is a complex system containing both active and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the County.

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary*

Geotechnical Investigation. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

In addition, the Clovis Fault, although not having any historic evidence of activity, is considered to be active within quaternary time (within the past two million years), is considered potentially active. This fault line lies approximately six miles south of the Madera County line in Fresno County. Activity along this fault could potentially generate more seismic activity in Madera County than the San Andreas or Owens Valley fault systems. However, because of the lack of historic activity along the Clovis Fault, there is inadequate evidence for assessing maximum earthquake impacts.

Seismic ground shaking, however, is the primary seismic hazard in Madera County because of the County's seismic setting and its record of historical activity (General Plan Background Element and Program EIR). The project represents no specific threat or hazard from seismic ground shaking, and all new construction will comply with current local and state building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within Madera County.

According to the Madera County General Plan Background Report, groundshaking is the primary seismic hazard in Madera County. The valley portion of Madera County is located on alluvium deposits, which tend to experience greater groundshaking intensities than areas located on hard rock. Therefore, structures located in the valley will tend to suffer greater damage from groundshaking than those located in the foothill and mountain areas.

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background Report, although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive to liquefaction because they are either too coarse in texture or too high in clay content; the soil types mitigate against the potential for liquefaction.

(a - iv) No Impact. There are no known impacts that will occur as a direct or indirect result of this project. The area is topographically flat, so landslides are not as common.

(b) Less Than Significant Impact. The parcel is subject to potential erosion due to rain events. Due to the topographically flat nature of the project site, potential erosion is seen to be minimal.

(c – f) No Impact. There are no known impacts that will occur as a direct or indirect result of this project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a - b) Less than Significant Impact. A slight increase in greenhouse gases generated will be from vehicular traffic by employees accessing the storage facility and general operation during peak harvest season. During harvest season (two months per year), 40-80 delivery trucks per day will be delivering to the on-site processing plant. The project anticipated 14 month construction will also play a temporary role in gas emissions.

Greenhouse Gas (GHG) Emissions: The potential effect of greenhouse gas emission on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to other greenhouse gas producing activities around the world would result in an increase in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects. The State of California has taken several actions that help to address potential global climate change impacts.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, outlines goals for local agencies to follow in order to bring Greenhouse Gas (GHG) emissions to 1990 levels (a 25% overall reduction) by the year 2020. The California Air Resources Board (CARB) holds the responsibility of monitoring and reducing GHG emissions through regulations, market mechanisms and other actions. A Draft Scoping Plan was adopted by CARB in order to provide guidelines and policy for the State to follow in its steps to reduce GHG. According to CARB, the scoping plan's GHG reduction actions include: direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

Following the adoption of AB 32, the California State Legislature adopted Senate Bill 375, which became the first major bill in the United States that would aim to limit climate change by linking directly to "smart growth" land use principles and transportation. It adds

incentives for projects which intend to be in-fill, mixed use, affordable and self-contained developments. SB 375 includes the creation of a Sustainable Communities Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Responses:

(a – b) Less than Significant Impact. The project proposal will not bring significant hazardous impact to the surrounding area. Nut processing generates primarily an organic waste stream during processing. Raw materials such as incoming pistachio nuts and maintenance supplies for the facilities equipment will be regulated by governing agencies to reduce and/or prevent any hazardous impacts.

(c – d) No Impact. No impacts have been identified as a result of this project. The project is not listed a hazardous site nor is located with one-quarter mile of an existing school.

(e - g) No Impact. The project is not located within the vicinity of a private airstrip. No impacts have been identified as a result of this project

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulations (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR Title 22 Division 4.5 Chapter 10 Article 2 §66260.10).

Hazardous wastes are defined in the same manner. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxicity, ignitability, corrosively, and reactivity.

General Information

Any hazardous material because of its quantity, concentration, physical or chemical properties, pose a significant present or potential hazard to human health and safety, or the environment the California legislature adopted Article I, Chapter 6.95 of the Health and Safety Code, Sections 25500 to 25520 that requires any business handling or storing a hazardous material or hazardous waste to establish a Business Plan. The information obtained from the completed Business Plans will be provided to emergency response personnel for a better-prepared emergency response due to a release or threatened release of a hazardous material and/or hazardous waste.

Business owners that handle or store a hazardous material or mixtures containing a hazardous material, which has a quantity at any one time during the year, equal to or greater than:

- 1) A total of 55 gallons,
- 2) A total of 500 pounds,
- 3) 200 cubic feet at standard temperature and pressure of compressed gas,
- 4) Any quantity of Acutely Hazardous Material (AHM).

Assembly Bill AB 2286 requires all business and agencies to report their Hazardous Materials Business Plans to the Certified Unified Program Agency (CUPA) information electronically at <http://cers.calepa.ca.gov>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Responses:

(a - b) Less Than Significant Impact. The proposed project will have a less than significant impact on water usage. Water use for the proposed Pistachio Plant at full operation would be up to 65,000,000 gallons of water per year (approx. 200 acre-feet). Existing onsite groundwater wells will be the primary source of water supply.

(c i - iii) Less Than Significant Impact. The project in and of itself is not anticipated to create or contribute to erosion or runoff. The applicant anticipates less than 45,000,000 gallons of waste water per season (comprised primarily of hulling water). Once reduced, generated hulling water will be pumped into metered farming irrigation distribution system and applied to up approx. 1,240 acres of farmland.

(c - iv) No Impact. No impacts have been identified as a result of this project.

(d) No Impact. A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami (from the Japanese language, roughly translated as “harbor wave”) is an unusually large sea wave produced by seaquake or undersea volcanic eruption. According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. Additionally, there are no bodies of water (lakes, etc.) within proximity of the site. Madera County is geographically located in the center of the state, therefore not affected by tsunamis.

(e) Less Than Significant Impact. Due to the nature of the project, it is potentially an impact to groundwater. It is potential a SWPPP and adherence to Regional Water Quality Control requirements will be in order.

Rainfall is unable to percolate into paving that is expected to be on each site (building pad, driveways, structures, etc.) and is converted almost entirely into storm run-off, often exceeding the capacity of existing drainage system, causing intermittent flooding, increased flooding and other adverse impacts. It is possible that the quality of storm water may be affected by pollution such as, but not limited to, oil, grease, fuel, dissolved metals from batteries, and glycols from automotive coolant or antifreeze. The applicant shall mitigate any impacts associated with storm water contamination caused by this project.

General Information

Groundwater quality contaminants of concern in the Valley Floor include high salinity (total dissolved solids), nitrate, uranium, arsenic, methane gas, iron, manganese, slime production, and dibromochloropropane with the maximum contaminant level exceeded in some areas. Despite the water quality issues noted above, most of the groundwater in the

Valley Floor is of suitable quality for irrigation. Groundwater of suitable quality for public consumption has been demonstrated to be present in most of the area at specific depths.

Groundwater quality contaminants of concern in the Foothills and Mountains include manganese, iron, high salinity, hydrogen sulfide gas, uranium, nitrate, arsenic, and methylbutylethylene (MTBE) with the maximum concentration level being exceeded in some areas. Despite these problems, there are substantial amounts of good-quality groundwater in each of the areas evaluated in the Foothills and Mountains. Iron and manganese are commonly removed by treatment. Uranium treatment is being conducted on a well by the Bass Lake Water Company.

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami (from the Japanese language, roughly translated as “harbor wave”) is an unusually large sea wave produced by seaquake or undersea volcanic eruption. According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. As this property is not located near any bodies of water, no impacts are identified.

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by uses that are inadequately elevated, flood proofed, or protected from flood damage. The cumulative effect of obstruction in areas of special flood hazards which increase flood height and velocities also contribute to flood loss.

With mitigations, this impact will be maintained as less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - c) No Impact. No impacts identified as a result of this proposed project. The proposed project use is an appropriate request for the parcel(s) agricultural zone designation.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - b) No Impact. There are no known minerals in the vicinity of the project site.

XIII. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 ordinances, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - b) Less than Significant Impact. During construction phase, there will be a temporary increase in ambient noise produced on site. Daily operations will may also increase the impact on noise levels. With that being said, operations will only be at peak during the two month harvest period. Conditions will be placed to monitor the timeframe of construction. Due to the rural agricultural setting surrounding the property, ambient noise generated by the facility will have cause minimal disturbance to the immediate area.

(c) No Impact. This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will be no impacts as a result.

General Discussion

The Noise Element of the Madera County General Plan (Policy 7.A.5) provides that noise which will be created by new non-transportation noise sources shall be mitigated so as not to exceed the Noise Element noise level standards on lands designated for noise-sensitive uses. However, this policy does not apply to noise levels associated with agricultural operations. All the surrounding properties, while include some residential units, are designated and zoned for agricultural uses. This impact is therefore considered less than significant.

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g. demolition/land clearing, grading and excavation, erection). The United States Environmental Protection Agency has found that the average noise levels associated with construction activities typically range from approximately 76 dBA to 84 dBA Leq, with intermittent individual equipment noise levels ranging from approximately 75 dBA to more than 88 dBA for brief periods.

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, and fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

Mechanical building equipment (e.g. heating, ventilation and air conditioning systems, and boilers), associated with the proposed structures, could generate noise levels of approximately 90 dBA at 3 feet from the source. However, such mechanical equipment systems are typically shielded from direct public exposure and usually housed on rooftops, within equipment rooms, or within exterior enclosures.

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, could result in intermittent noise levels that range from approximately 80 to 100 dBA at 3

feet, respectively. Based on an equipment noise level of 100 dBA, landscape maintenance equipment (assuming a noise attenuation rate of 6 dBA per doubling of distance from the source) may result in exterior noise levels of approximately 75 dBA at 50 feet.

**MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES***

		Residential	Commercial	Industrial (L)	Industrial (H)	Agricultural
Residential	AM	50	60	55	60	60
	PM	45	55	50	55	55
Commercial	AM	60	60	60	65	60
	PM	55	55	55	60	55
Industrial (L)	AM	55	60	60	65	60
	PM	50	55	55	60	55
Industrial (H)	AM	60	65	65	70	65
	PM	55	60	60	65	60
Agricultural	AM	60	60	60	65	60
	PM	55	55	55	60	55

*As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers at the property line.

AM = 7:00 AM to 10:00 PM
 PM = 10:00 PM to 7:00 AM
 L = Light
 H = Heavy

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected

0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

With mitigations, this impact will be maintained as less than significant.

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 business) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - c) No Impact. No impacts identified as a result of this project.

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a-i) Less Than Significant Impact. The Madera County Fire Department exists through a contract between Madera County and CalFire (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an “Amador Plan” contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

The building construction will be governed by the requisite Building, Life, Safety and Fire Codes applicable at the time of construction. The mitigation tied to this finding is written in such a manner as to leave open as to what year the applicable codes will be enforced at the time of construction. This will ensure that the most current codes are followed instead of being tied to outdated codes. The facility will be condition to provide adequate water storage for the proposed and existing self-storage facility.

(a - ii) No Impact. Crime and emergency response is provided by the Madera County Sherriff’s Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law enforcement officials per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

(a-iii) No Impact. No impacts are anticipated as a result of this project as it does not relate to any educational programs, or increase the surrounding population.

Single Family Residences have the potential for adding to school populations. The average per Single Family Residence is:

Grade	Student Generation per Single Family Residence
K – 6	0.425
7 – 8	0.139
9 – 12	0.214

(a - iv) No Impact. No impacts are anticipated as a direct, indirect, short or long term impact as a result of this project.

The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

(a - v) No Impact. No impacts identified as a result of this project.

Crime and emergency response is provided by the Madera County Sherriff's Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

County Sherriff's Department personnel are strapped for resources as well. With new development, the potential for criminal activity (including but not limited to: home burglaries, assaults, auto thefts) increases.

Currently, the Madera County's Sherriff's Department provides law enforcement and patrols in the planning area, operating from substations in Oakhurst on Road 425B and the Mountain Government Center in Bass Lake.

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law enforcement officials per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Responses:

(a - b) No Impact. No impacts as a result of this project. The project does not include any recreational facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION				
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - b) Less than Significant Impact. The proposed project is not anticipated to generate any additional traffic that could significantly impact the area. It is anticipated a maximum of 37 employees will access the site. A maximum 80 delivery trucks per day would access the facility during peak harvest season (two month period). Access to the site would include one primary paved entrance and one emergency entrance, both off of Firebaugh Boulevard (80-ft wide road).

In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The

condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

(c - d) Less Than Significant Impact. The proposed project does not propose any roadway changes or infrastructure. The applicant will be required to demonstrate and/or provide ways to get trucks in and out of the site main entrance/exit safely without causing any traffic hazards to the main flows.

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the senior bus system, operate for special purpose activities and are administered by the Madera County Action Committee. The rural densities which are prevalent throughout the region have typically precluded successful public transit systems, which require more concentrated populations in order to gain sufficient ridership.

Local circulation is largely deficient with these same State Highways and County Roads composing the only existing network of through streets. Most local streets are dead-end drives, many not conforming to current County improvement standards. Existing traffic, particularly during peak hour and key intersections, already exhibits congestion.

Madera County currently uses Level Of Service “D” as the threshold of significance level for roadway and intersection operations. The following charts show the significance of those levels.

Level of Service	Description	Average Control Delay (sec./car)
A	Little or no delay	0 – 10
B	Short traffic delay	>10 – 15
C	Medium traffic delay	> 15 – 25
D	Long traffic delay	> 25 – 35
E	Very long traffic delay	> 35 – 50
F	Excessive traffic delay	> 50

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-	> 35 – 55

	standing queues formed.	
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

Level of service	Freeways	Two-lane rural highway	Multi-lane rural highway	Expressway	Arterial	Collector
A	700	120	470	720	450	300
B	1,100	240	945	840	525	350
C	1,550	395	1,285	960	600	400
D	1,850	675	1,585	1,080	675	450
E	2,000	1,145	1,800	1,200	750	500

Capacity per hour per lane for various highway facilities

Madera County is predicted to experience significant population growth in the coming years (62.27 percent between 2008 and 2030). Accommodating this amount of growth presents a challenge for attaining and maintain air quality standards and for reducing greenhouse gas emissions. The increase in population is expected to be accompanied by a similar increase in vehicle miles traveled (VMT) (61.36 percent between 2008 and 2030).

Horizon Year	Total Population (thousands)	Employment (thousands)	Average Weekday VMT (millions)	Total Lane Miles
2010	175	49	5.4	2,157
2011	180	53	5.5	NA
2017	210	63	6.7	NA
2020	225	68	7.3	2,264
2030	281	85	8.8	2,277

Source: MCTC 2007 RTP

The above table displays the predicted increase in population and travel. The increase in the lane miles of roads that will serve the increase in VMT is estimated at 120 miles or 0.94 percent by 2030. This indicates that roadways in Madera County can be expected to become much more crowded than is currently experienced.

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local

CO concentrations.

As this project is not within an airport/airspace overlay district, or in proximity to any airport or airstrip within the County, no impacts to airspace or air flight will occur as a result.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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:

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

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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Responses:

(a - b) No Impact. Picayune Rancheria of the Chukchansi Indians do not have any immediate interest to the project.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

Water Quality Issues

Erosion and sedimentation/siltation are two potentially significant impacts related to development with the entire Oakhurst area. These impacts are generally proportional to the intensity of development which occurs in an area, including the amount of the clearing and grading which is necessary.

Rainfall is unable to percolate into the portions of each site that are paved over and is converted almost entirely into storm run-off, often exceeding the capacity of existing drainage system, causing intermittent flooding, increased flooding and other adverse impacts. Pollutants associated with parking lots (oil & grease predominately) will be found in high quantities after the first rain of the season. These pollutants have the potential of

contaminating ground and surface water sources.

Groundwater availability issues

Groundwater within the area is generally limited and unpredictable as a result of geologic formation which characterizes the mountain and foothill regions of Madera County. These areas are generally underlain by impervious bedrock, and “groundwater” is available only through water bearing fractures within these formations. Within these “fracture” systems the ability to store and transmit water is solely dependent on the development of secondary openings such as faults, joints and exfoliation planes.

Due to these concerns regarding the uncertainty of groundwater, the Area Plan outlines the need to both understand groundwater availability for the area, and to examine opportunities to develop a source of surface water for the community. Several potential surface water sources for the greater eastern Madera County area have been evaluated over the years. Planning documents for the area beginning in the early 1960's identified the potential for a “Soquel” reservoir above Oakhurst within the Sierra National Forest. Later concepts included purchasing surface rights and delivering water from Bass Lake or the Fresno River. Most recently, the potential to purchase and deliver water from Redinger Lake has been studied. The development and implementation of a plan for surface water source been hindered by the presence of existing commitments for all surface water in the area. Additionally, environmental clearances, technical requirements, and the costs associated with developing a surface water source are significant. Despite these hurdles, the Area Plan notes that a surface water source must be viewed as the long-term solution and includes as a policy the initiation of a study to examine opportunities for a surface water source. The following Area Plan policies are proposed to address issues related to the provision of water.

Wastewater Issues

The reliance on septic systems has generated concerns regarding potential impacts to both surface and ground water quality, particularly where septic systems are concentrated on individual lots. This project will have an on-site treatment facility.

Solid Waste Issues

According to the Madera County General Plan Background report, all solid waste generated in the unincorporated area is currently disposed of at the Fairmead Landfill, which is owned by the County and operated by Madera Disposal Systems, Inc. The landfill facility is located on 48 acres at the southeast corner of Road 19 and Avenue 22. The landfill is expected to reach capacity in 2020. If additional waste can be diverted, the life of the expansion area could be increased. There is the potential for approximately 28 residential units' total that would be in need of disposing of residential related waste material to this landfill. Recycling measures are strongly encouraged. According to the California Integrated Waste Management Board, the generation rate per resident is 0.63 pounds per day of trash.

(a - e) No Impact. No impacts have been identified as a result of this project.

General Discussion

Madera County has 34 County Service Areas and Maintenance Districts that together operate 30 small water systems and 16 sewer systems. Fourteen of these special districts are located in the Valley Floor, and the remaining 20 special districts are in the Foothills and Mountains. MD-1 Hidden Lakes, Bass Lake (SA-2B and SA-2C) and SA-16 Sumner Hill have surface water treatment plants, with the remaining special districts relying solely on groundwater.

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera and Chowchilla have adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

Groundwater provides almost the entire urban and rural water use and about 75 percent of the agricultural water use in the Valley Floor. The remaining water demand is met with surface water. Almost all of the water use in the Foothills and Mountains is from groundwater with only three small water treatment plants relying on surface water from the San Joaquin River and its tributaries.

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and the lower part of the Coarsegold area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

Madera County is served by a solid waste facility (landfill) in Fairmead. There is a transfer station in North Fork. The Fairmead facility also provides for Household Hazardous Materials collections on Saturdays. The unincorporated portion of the County is served by Red Rock Environmental Group. Above the 1000 foot elevation, residents are served by EMADCO services for solid waste pick-up.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

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?

Responses:

(a, c – d) No Impact. No impacts identified as a result of this project.

(b) Less Than Significant Impact. As previously discussed, there is no direct ignitions sources that could spark a wildfire in the area. However, loose chains or cables from incoming or outgoing equipment could inadvertently cause a spark that could trigger a wildfire. Additionally, overgrown grass could be proximate to hot engine blocks that could then erupt in to wildfires.

With conditions, this impact will be maintained at less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project 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?

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

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Responses:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).
- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2).
- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts

from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

•
(a - c) Less Than Significant Impact. While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant. With appropriate mitigations, those impacts can be reduced to less than significant or not significant.

Mitigation Measures

See attached.

Bibliography

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm accessed October 31, 2008

California Department of Fish and Wildlife “California Natural Diversity Database”
<https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018410-cnddb-quickview-tool>

Madera County Airport Land Use Compatibility Plan

Madera County Dairy Standards Environmental Impact Report

Madera County General Plan

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Fire Marshall’s Office

Madera County Department of Public Works

Madera County Roads Department

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012

MND 2020-008

1

August 4, 2020

MITIGATED NEGATIVE DECLARATION

MND

RE: CUP#2020-008 – Dry Ranch LLC

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the west of Firebaugh Blvd, approximately 3.02 miles northeast of its intersection with Avenue 7 1/2 (no situs) Madera.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

BASIS FOR NEGATIVE DECLARATION:

See attached

Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Ste. #3100, Madera, California.

DATED: August 4, 2020

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2020-008

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	Any proposed lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Operations	Planning					
Agriculture/Forestry Resources								
1	The project will be constructed on two parcel that is enrolled in the Williamson Act. The applicant is required to file for Non-Renewal for the existing contract.	Prior to Building Permits	Planning					
Air Quality								
1	Although the project emissions would have a less than significant impacts on construction, the District recommends utilizing the cleanest reasonably available off-road construction fleets and practice (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.	Prior to Building Permits	SJVAPCD					
2	This Project will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and will require District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contract the District's Small Business Assistance (SBA) Office at (209) 557-6446	Prior to Building Permits	SJVAPCD					
3	The proposed Project may be subject to District rules and regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovate, partially demolished or removed, the Project may be subject to District Rule 4002 (National Standards for Hazardous Air Pollutants).	Operations	SJVAPCD					
Biological Resources								
Cultural Resources								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
1	<p>6.2 Likelihood for Subsurface Cultural Resources</p> <p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <p><input type="checkbox"/> If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.</p> <p><input type="checkbox"/> If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead CEQA agency, Madera County, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead</p>	Construction Phase	Planning					
Energy								
Geology and Soils								
Greenhouse Gas Emissions								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Recreation								
Transportation								
Tribal Cultural Resources								
Utilities and Service Systems								
Wildfire								
Mandatory Findings of Significance								