



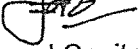
# County of Fresno

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

DATE: December 6, 2019

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



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

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

APPLICANT: Eriksson, LLC

DUE DATE: December 20, 2019

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

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

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

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

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

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

EA:  
G:\4360Devs&P\In\PROJSEC\PROJDOCS\CUP\3600-3699\3661\ROUTING\CUP 3661.doc

*Activity Code (Internal Review): 2381*

Enclosures





# Fresno County Department of Public Works and Planning

Date Received: 11-14-19

CUP3661

(Application No.)

## MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

## LOCATION:

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

## APPLICATION FOR:

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

## DESCRIPTION OF PROPOSED USE OR REQUEST:

ALLOW THE EXPANSION OF  
AN EXISTING Pistachio facility

## CEQA DOCUMENTATION:

☒ Initial Study ☐ PER ☐ N/A

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

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

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

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

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

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

Same as Above

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

Representative (Print or Type) Address City Zip Phone

## CONTACT EMAIL:

# 559-334-7193

## OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

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

## UTILITIES AVAILABLE: Lanny Simpson

WATER: Yes ☒ No ☐

Agency: \_\_\_\_\_

SEWER: Yes ☒ No ☐

Agency: \_\_\_\_\_

## STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: \_\_\_\_\_ - T \_\_\_\_\_ S/R \_\_\_\_\_ E

Related Application(s): CUP3505

APN # \_\_\_\_\_

Zone District: AE-20

APN # \_\_\_\_\_

Parcel Size: 60.2 acres

APN # \_\_\_\_\_

APN # \_\_\_\_\_





# Development Services

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

## Pre-Application Review

### Department of Public Works and Planning

NUMBER: No. 19-107207

APPLICANT: Eriksson LLC

PHONE: 559-334-7193

Email: lanny.simpson@hartman.engineering

PROPERTY LOCATION: 19210 S. Westlawn Ave., Riverdale, CA 93656

APN: 053 - 420 - 02S ALCC: No ☒ Yes # VIOLATION NO. N/A

CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No ☒ Yes

ZONE DISTRICT: AE-20; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes

#### LOT STATUS:

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

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

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

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

FMFCD FEE AREA: (X) Outside ( ) District No.: FLOOD PRONE: No Yes ☒

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

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

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

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

#### GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE ( ) GPA:

COMMUNITY PLAN: ( ) JA:

REGIONAL PLAN: ( ) JUP: \$4,569.00

SPECIAL PLAN: ( ) JVA:

SPECIAL POLICIES: ( ) JAT:

SPHERE OF INFLUENCE: ( ) JTT:

ANNEX REFERRAL (LU-G17/MOU): ( ) JT:

#### PROCEDURES AND FEES:

( ) MINOR VA: \$992.00

( ) JHD: \$93.00

( ) JAG COMM: \$3,901.00

( ) ALCC: \$9,555.00

( ) IS/PER: \$247.00

( ) Viol. (35%):

( ) Other:

Filing Fee: \$9,555.00

Pre-Application Fee: \$247.00

Total County Filing Fee: \$9,802.00

#### COMMENTS:

#### FILING REQUIREMENTS:

( ) Land Use Applications and Fees

( ) This Pre-Application Review form

( ) Copy of Deed / Legal Description

( ) Photographs

( ) Letter Verifying Deed Review

( ) IS Application and Fees\* \*Upon review of project materials, an Initial Study (IS) with fees may be required.

( ) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

( ) Project Description / Operational Statement (Typed)

( ) Statement of Variance Findings

( ) Statement of Intended Use (ALCC)

( ) Dependency Relationship Statement

( ) Resolution/Letter of Release from City of

Referral Letter #

BY: EJAZ AHMAD

PHONE NUMBER: (559) 600-4204

#### OTHER FILING FEES:

( ) Archaeological Inventory Fee: \$75 at time of filing

( ) Separate check to Southern San Joaquin Valley Info. Center

( ) CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,354.75)

( ) Separate check to Fresno County Clerk for pass-thru to CDFW.

( ) Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

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

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

( ) COVENANT

( ) MAP CERTIFICATE

( ) PARCEL MAP

( ) FINAL MAP

( ) FMFCD FEES

( ) ALUC or ALCC

( ) SITE PLAN REVIEW

( ) BUILDING PLANS

( ) BUILDING PERMITS

( ) WASTE FACILITIES PERMIT

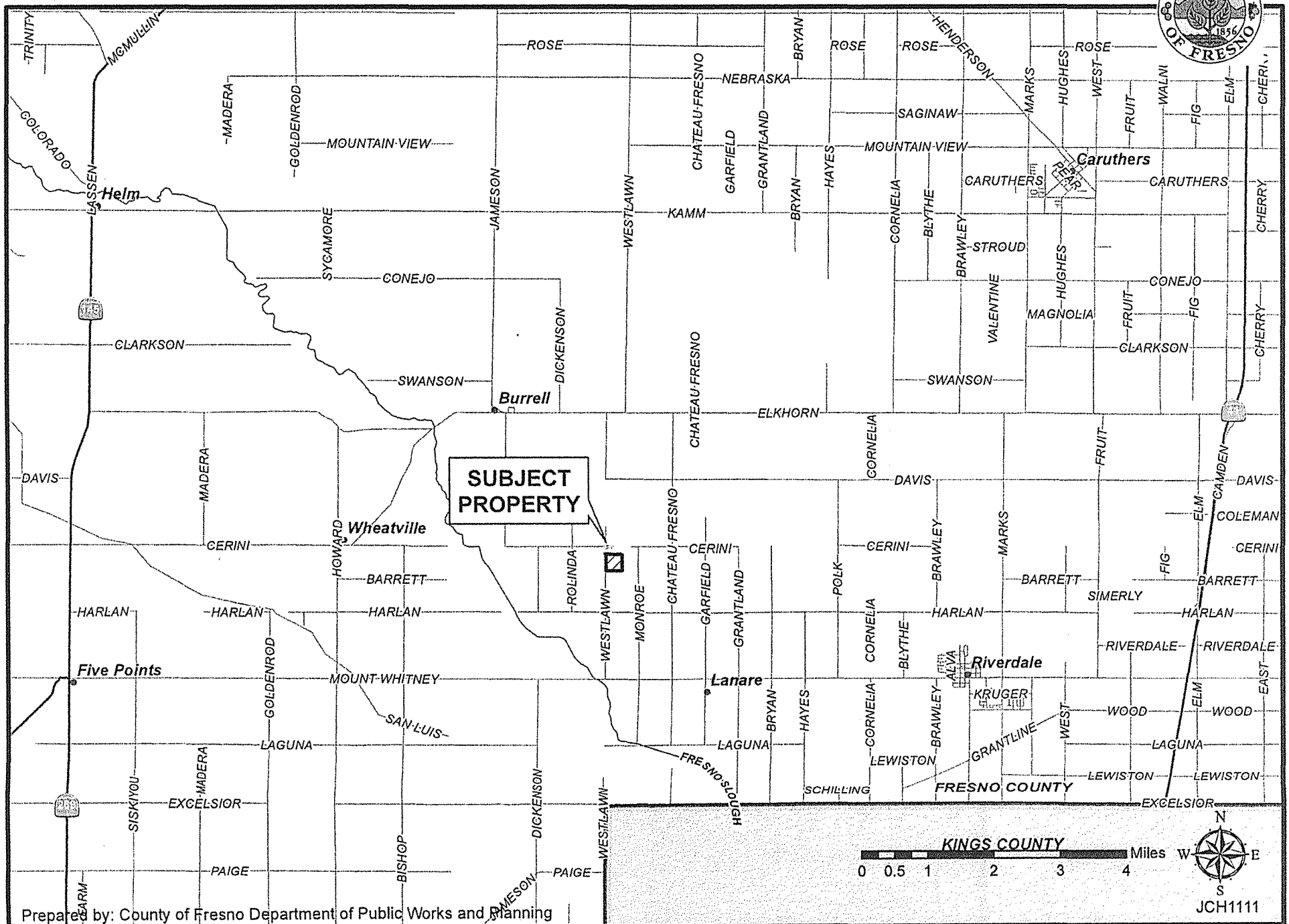
( ) SCHOOL FEES

( ) OTHER (see reverse side)



CUP 3661

## LOCATION MAP



Prepared by: County of Fresno Department of Public Works and Planning

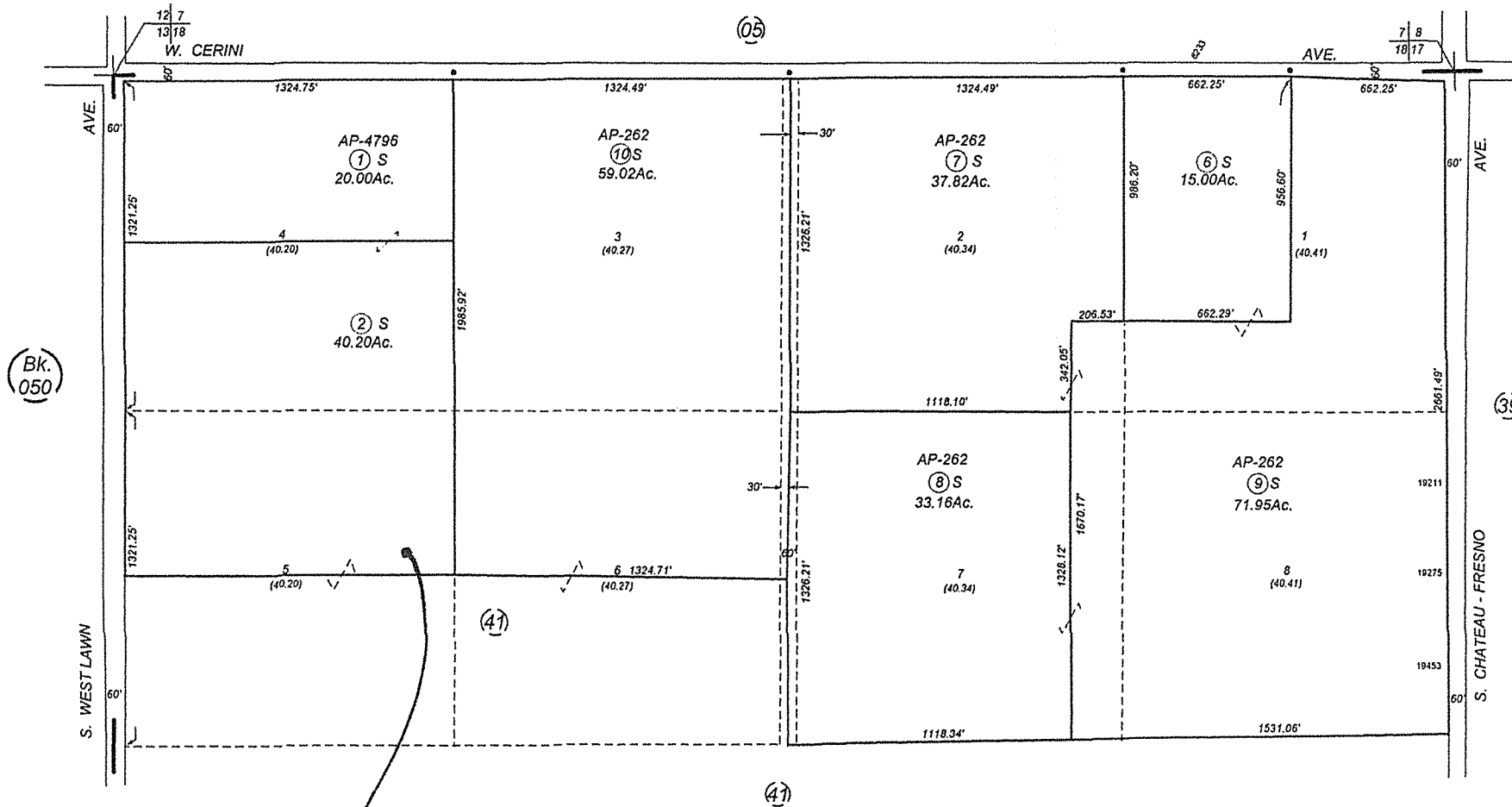


-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

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

Tax Rate Area  
170-010

053-42



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

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

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

9/10/2018

PROJECT SITE



## ERIKSSON, LLC

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

Date: April 24, 2020

New CUP - #3661

Existing CUP #3505

Existing SPR #7999

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

### **Phase 1 (Existing) Hulling, Drying and Storage Operations**

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

CUP3661



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

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

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

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

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

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



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

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



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

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

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





# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

#### OFFICE USE ONLY

IS No. 7749

Project  
No(s). CUP 3661

Application Rec'd.:  
\_\_\_\_\_

### GENERAL INFORMATION

1. Property Owner: Eriksson LLC Phone/Fax: 559-635-3138  
Mailing Address: 315 W. Oak Avenue Visalia, CA 93291  
Street City State/Zip
2. Applicant: Eriksson LLC Phone/Fax: 559-635-3138  
Mailing Address: 315 W. Oak Avenue Visalia, CA 93291  
Street City State/Zip
3. Representative: Gary Smith, Eriksson LLC Phone/Fax: 559-635-3138  
Mailing Address: 315 W. Oak Avenue Visalia, CA 93291  
Street City State/Zip
4. Proposed Project: Pistachio processing facility. Expansion  
Implementation would include structures and  
processing.
5. Project Location: East side of S. Westlawn Avenue, between,  
W. Cerini and W. Harlan Avenue.
6. Project Address: 19210 S. Westlawn, Riverdale, CA 93656
7. Section/Township/Range: 18 / 17s / 19E 8. Parcel Size: 60.2 acres
9. Assessor's Parcel No. 053-420-015 and 025 OVER.....



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

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

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

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

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

13. Existing Zone District<sup>1</sup>: AE-20

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

#### ENVIRONMENTAL INFORMATION

15. Present land use: Agriculture/Pistachio Processing Facility  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:  
NONE is expanding existing Processing building.

Describe the major vegetative cover: Currently Durham Wheat

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

Is property in a flood-prone area? Describe:

Yes, the Plant will be located in zone A.

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

North: Agriculture

South: Agriculture

East: Agriculture

West: Agriculture



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

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units 0  
Lot Size 0  
Single Family 0  
Apartments 0

II. Commercial - Number of Employees 10 Ave. / 45 peak season (existing)  
Number of Salesmen 0 Ave. / 1 peak season (existing)  
Number of Delivery Trucks 1-3 Ave. / up to 48 peak season (existing)  
Total Square Footage of Building (existing)

III. Describe and quantify other traffic generation activities: Peak Season

equals harvest season, generally late August through mid-October. Routine operation equals November through July.

20. Describe any source(s) of noise from your project that may affect the surrounding area: Construction (temporary); Operations - truck hauling and holler equipment

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

22. Describe the probable source(s) of air pollution from your project: Construction, nut precleaning operations, dryers, silo heaters, fumigation and.

23. Proposed source of water: mobile / off road equipment (trucks, forklifts, etc)  
☒ private well  
☐ community system<sup>3</sup>—name: OVER.....



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: Up to 1,200,000 gpd during season
25. Proposed method of liquid waste disposal:  
☒ septic system/individual  
☐ community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: up to 1,200,000 gpd during Season
27. Anticipated type(s) of liquid waste: Employee wastewater to Septic system. Hulls, water to supplement existing irrigation on adjacent farmland currently in production
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NONE
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: Primarily green waste, hulls and shells, Employee wastewater (on-site septicage), minimal trash to landfill 0-2 rolloff bins/year
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): TBD
34. Proposed method of solid waste disposal: Green waste to Compost, shells to biomass conversion, hulls to animal feed, cardboard/plastic to recycling refuse to landfill
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No ☒
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

[Signature]  
 SIGNATURE

30 Oct 2019  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

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

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



## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

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

### STATE FISH AND WILDLIFE FEE

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

The following projects are exempt from the fees:

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

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

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

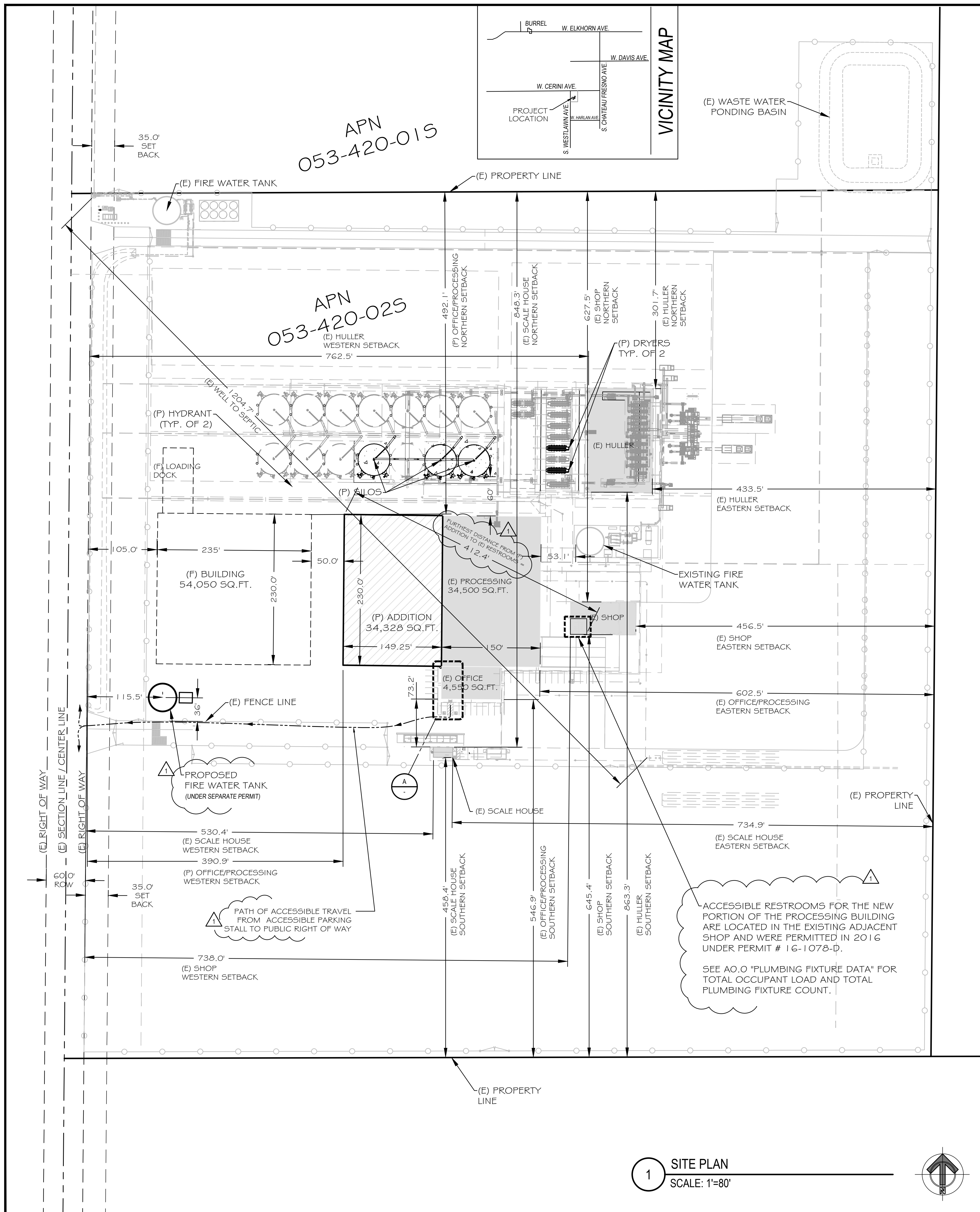


Applicant's Signature

30 Oct 2019

Date





**ERIKSSON LLC**  
**INGLEBY US PISTACHIO PLANT**

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

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

SITE DATA:

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

**LEGEND:**

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

PARKING:

TOTAL: 34 STALLS

### ALLOWABLE BUILDING AREA

## VARIABLES

$A_2$  = AVAILABLE AREA (TABLE 506.2)  
 $N_1$  = TABULAR AVAILABLE AREA FACTOR (NS, S1 OR S1R VALUE, AS APPLICABLE) TABLE 506.2  
 $N_2$  = TABULAR AVAILABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NON-SPRINKLERED BUILDINGS (REGARDLESS OF WEATHER THE BUILDING IS SPRINKLERED)  
 $I_2$  = AREA FACTOR INCREASE FOR EXPOSED ROOF FRONTS (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3  
 $F$  = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20'  
 $P$  = PERIMETER OF ENTIRE BUILDING  
 $W$  = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.3.2

## PROCESSING

EQUATION 5-1:  $A_3 = A_1 + (NS \times I_i)$   
 $A_1 = 62,000$  S.F. (TABLE 506.2)  
 $NS = 15,500$  S.F. (TABLE 506.2)  
 $I_i = .67$  — SEE EQUATION 5-5 BELOW

F-1 USE  
 $A_3 = 62,000 + (15,500 \times .75)$   
 $A_3 = 62,000 + 11,625$   
 $A_3 = 73,625$

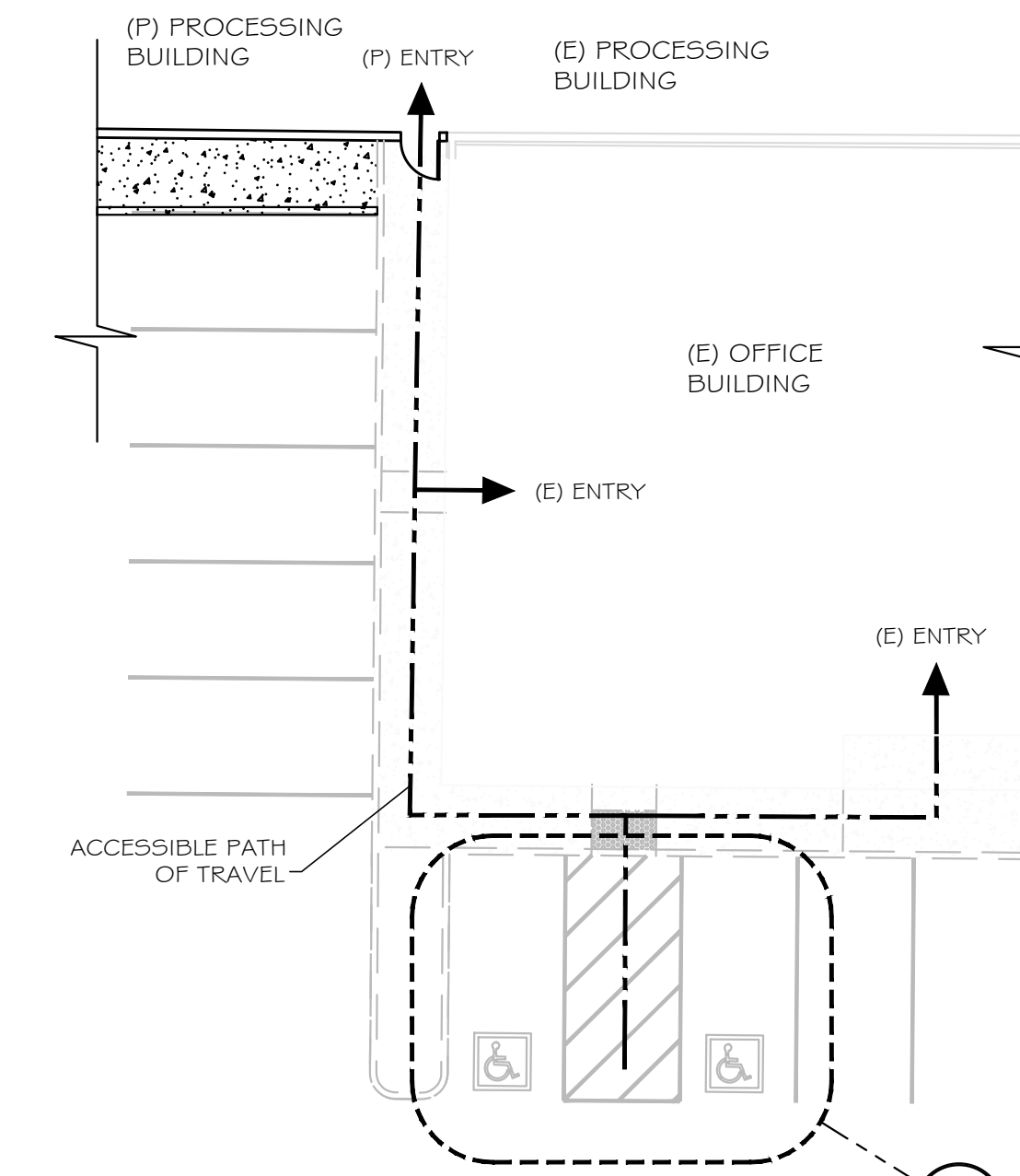
OFFICE

EQUATION 5-1:  $A_3 = A_t + (NS \times I_t)$   
 $A_t = 92,000 \text{ S.F. (TABLE 506.2)}$   
 $NS = 23,000 \text{ S.F. (TABLE 506.2)}$   
 $I_t = .43$  — SEE EQUATION 5-5 BELOW

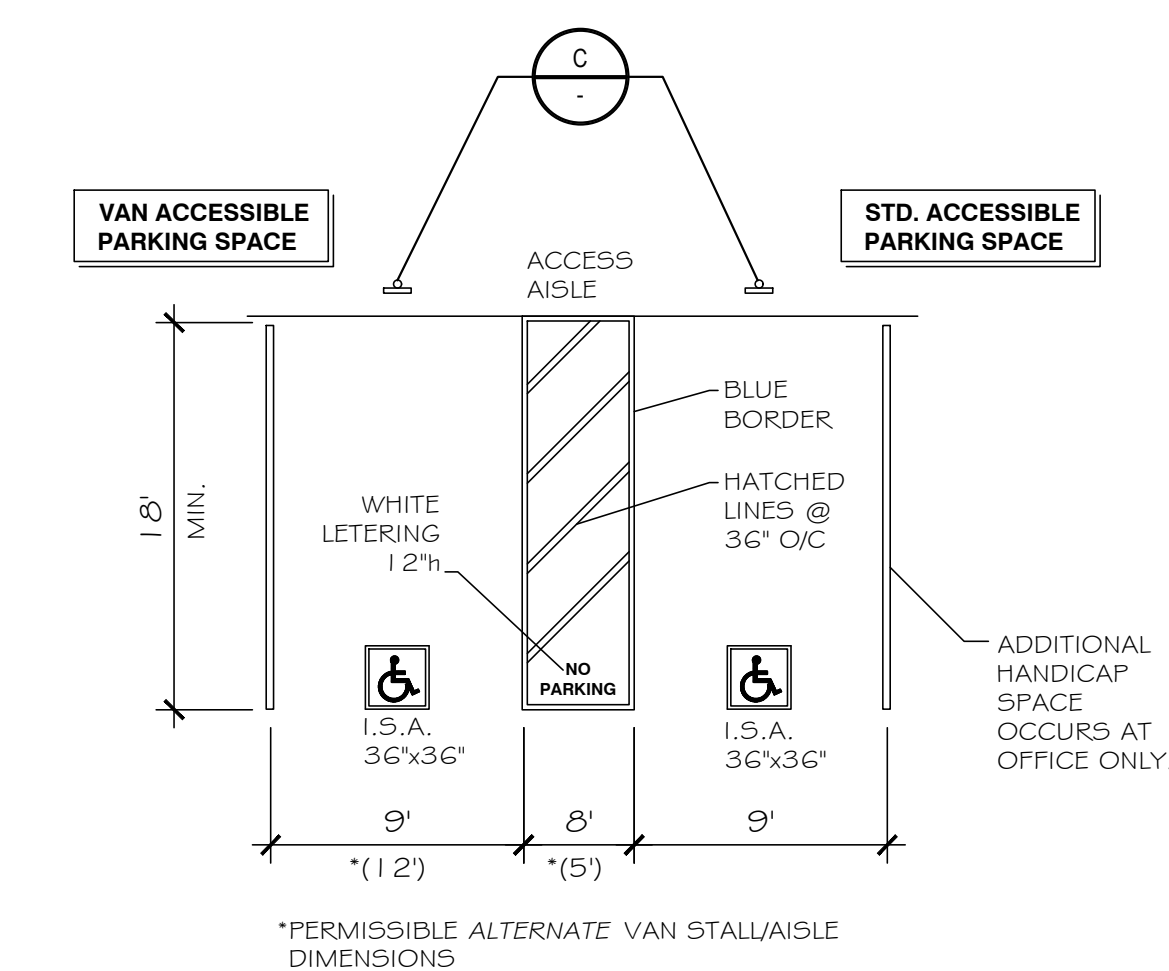
---

B USE  
 $A_3 = 92,000 + (23,000 \times .75)$   
 $A_3 = 92,000 + 23,000$   
 $A_3 = 115,000 \text{ S.F.}$

<b><u>FOR WHOLE BUILDING</u></b>	
TOTAL ALLOWABLE AREA	= 73,625 S.F.
TOTAL PROPOSED AREA	= 73,378 S.F.

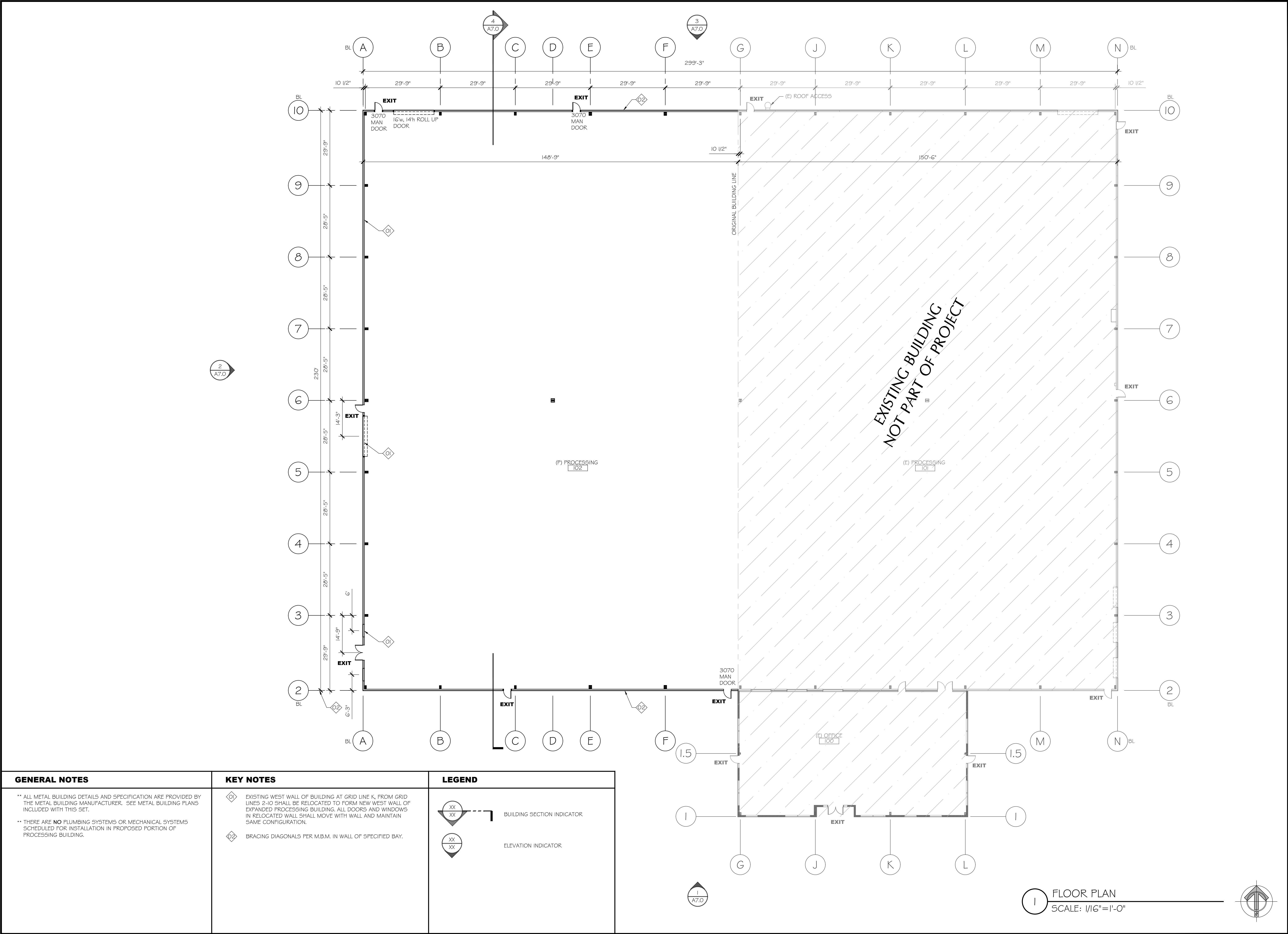


**A** PATH OF ACCESSIBLE TRAVEL  
NO SCALE



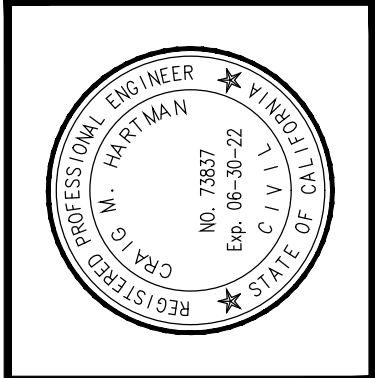
C (E) ADA PARKING STALL SIGNAGE  
NO SCALE





GENERAL NOTES	KEY NOTES	LEGEND
<p>** ALL METAL BUILDING DETAILS AND SPECIFICATION ARE PROVIDED BY THE METAL BUILDING MANUFACTURER. SEE METAL BUILDING PLANS INCLUDED WITH THIS SET.</p> <p>** THERE ARE <b>NO</b> PLUMBING SYSTEMS OR MECHANICAL SYSTEMS SCHEDULED FOR INSTALLATION IN PROPOSED PORTION OF PROCESSING BUILDING.</p>	<p>EXISTING WEST WALL OF BUILDING AT GRID LINE K, FROM GRID LINES 2-10 SHALL BE RELOCATED TO FORM NEW WEST WALL OF EXPANDED PROCESSING BUILDING. ALL DOORS AND WINDOWS IN RELOCATED WALL SHALL MOVE WITH WALL AND MAINTAIN SAME CONFIGURATION.</p> <p>BRACING DIAGONALS PER M.B.M. IN WALL OF SPECIFIED BAY.</p>	<p>BUILDING SECTION INDICATOR</p> <p>ELEVATION INDICATOR</p>

REVISIONS	DATE	BY	DESCRIPTION



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

PREPARED BY:  
HARTMAN ENGINEERING  
3121 W. CERES CT.  
VISALIA, CA 93291  
(559) 953-0181

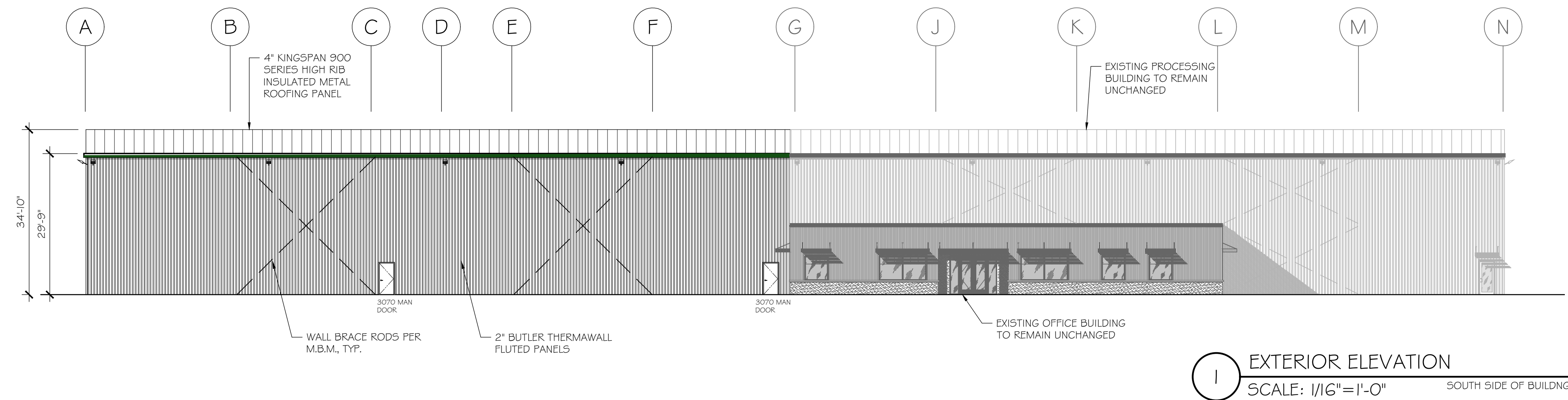
**H**  
HARTMAN  
ENGINEERING

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

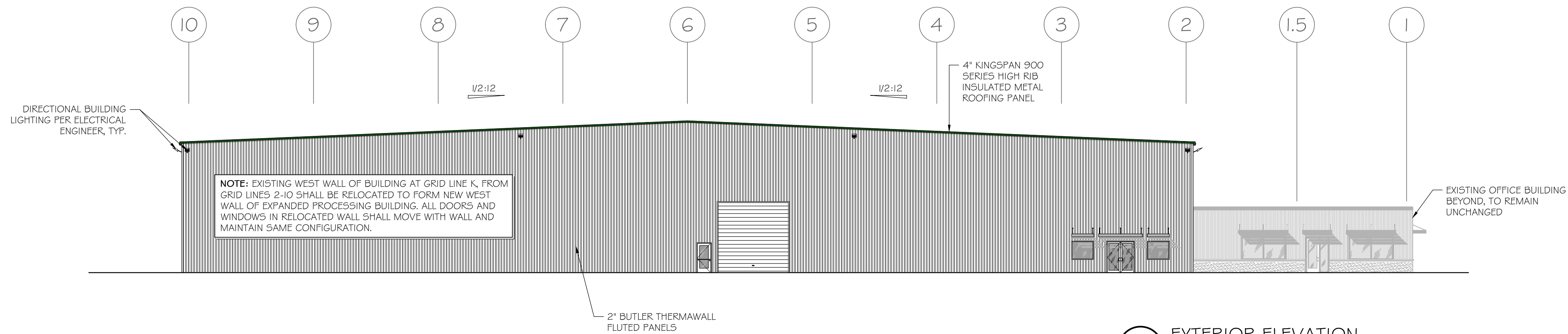
INGLEBY/USP/STACHO FACILITY

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

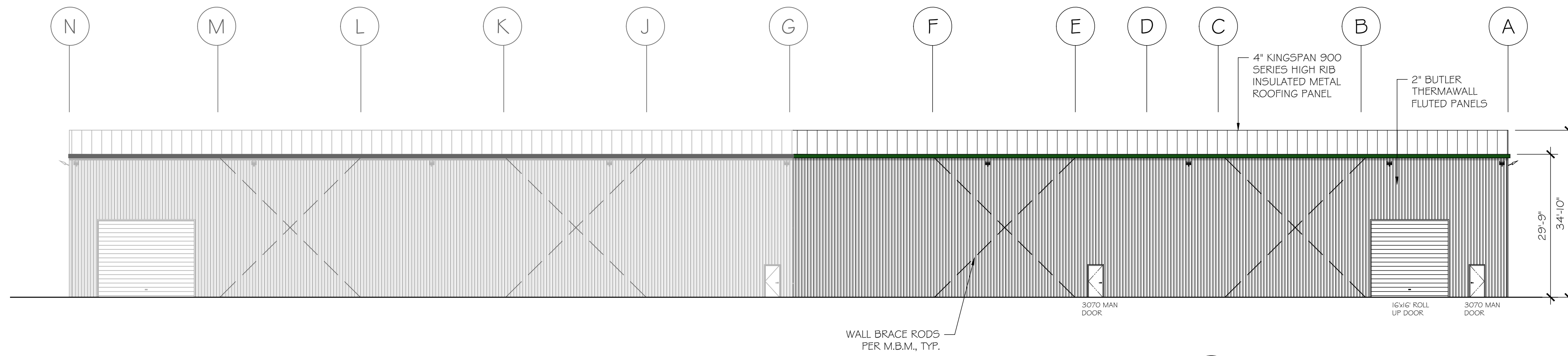




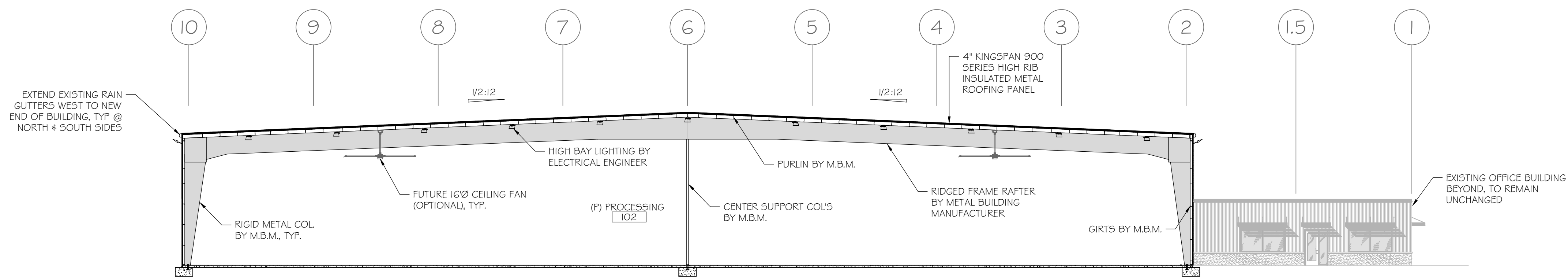
1 EXTERIOR ELEVATION  
SCALE: 1/16"=1'-0" SOUTH SIDE OF BUILDING



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

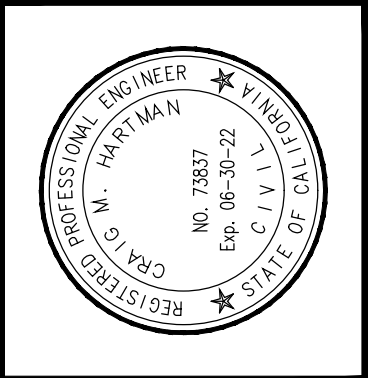


3 EXTERIOR ELEVATION  
SCALE: 1/16"=1'-0" NORTH SIDE OF BUILDING



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

REVISIONS		DATE	BY	DESCRIPTION



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

PREPARED BY:  
HARTMAN ENGINEERING  
3121 W. CERES CT.  
VISALIA, CA 93291  
(559) 663-0181

**H**  
HARTMAN  
ENGINEERING

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

INGLEBY/US PISTACHIO FACILITY

ELEVATIONS & SECTION

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