

# LOCATION MAP

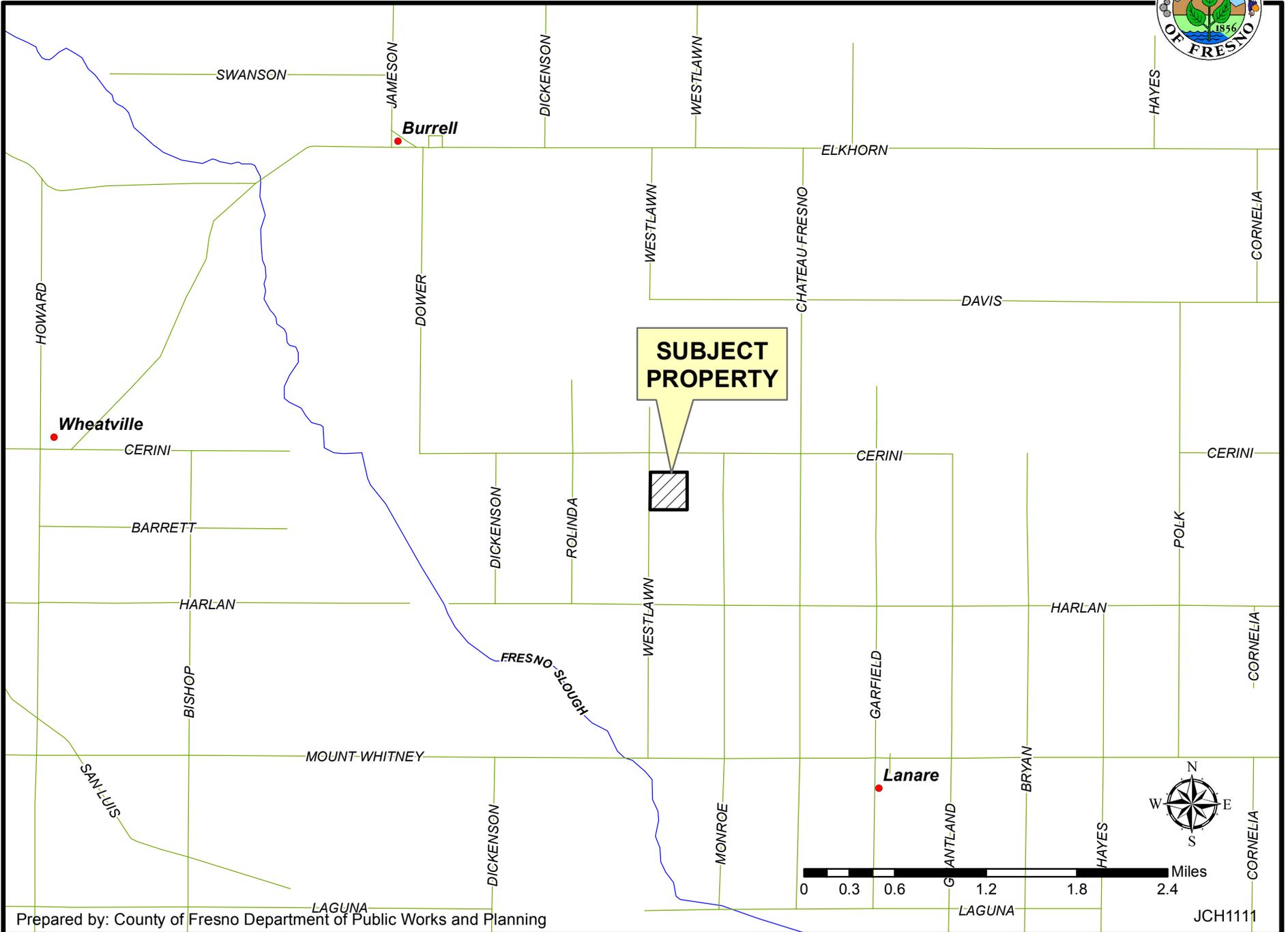


EXHIBIT A

# EXISTING ZONING MAP

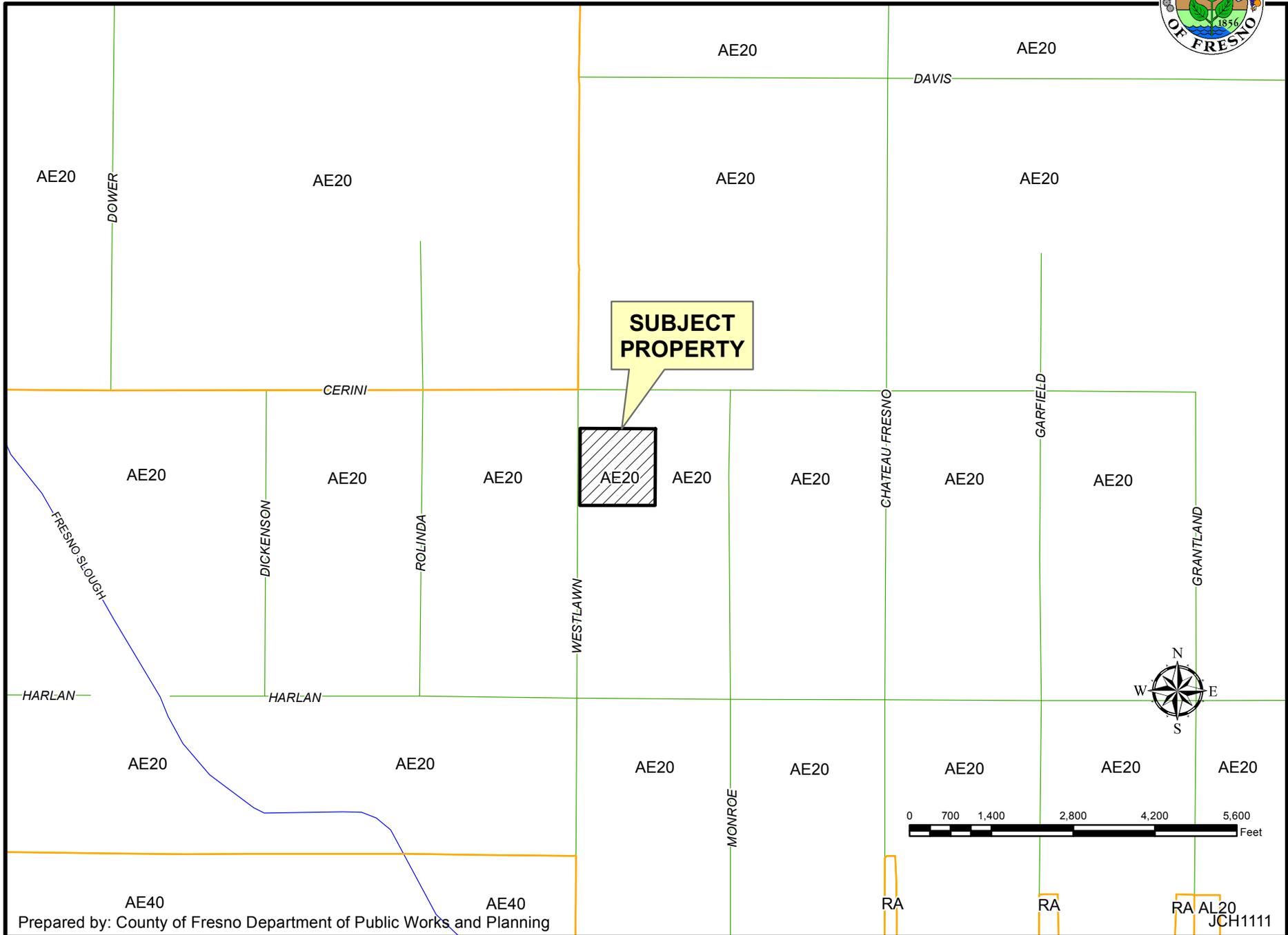
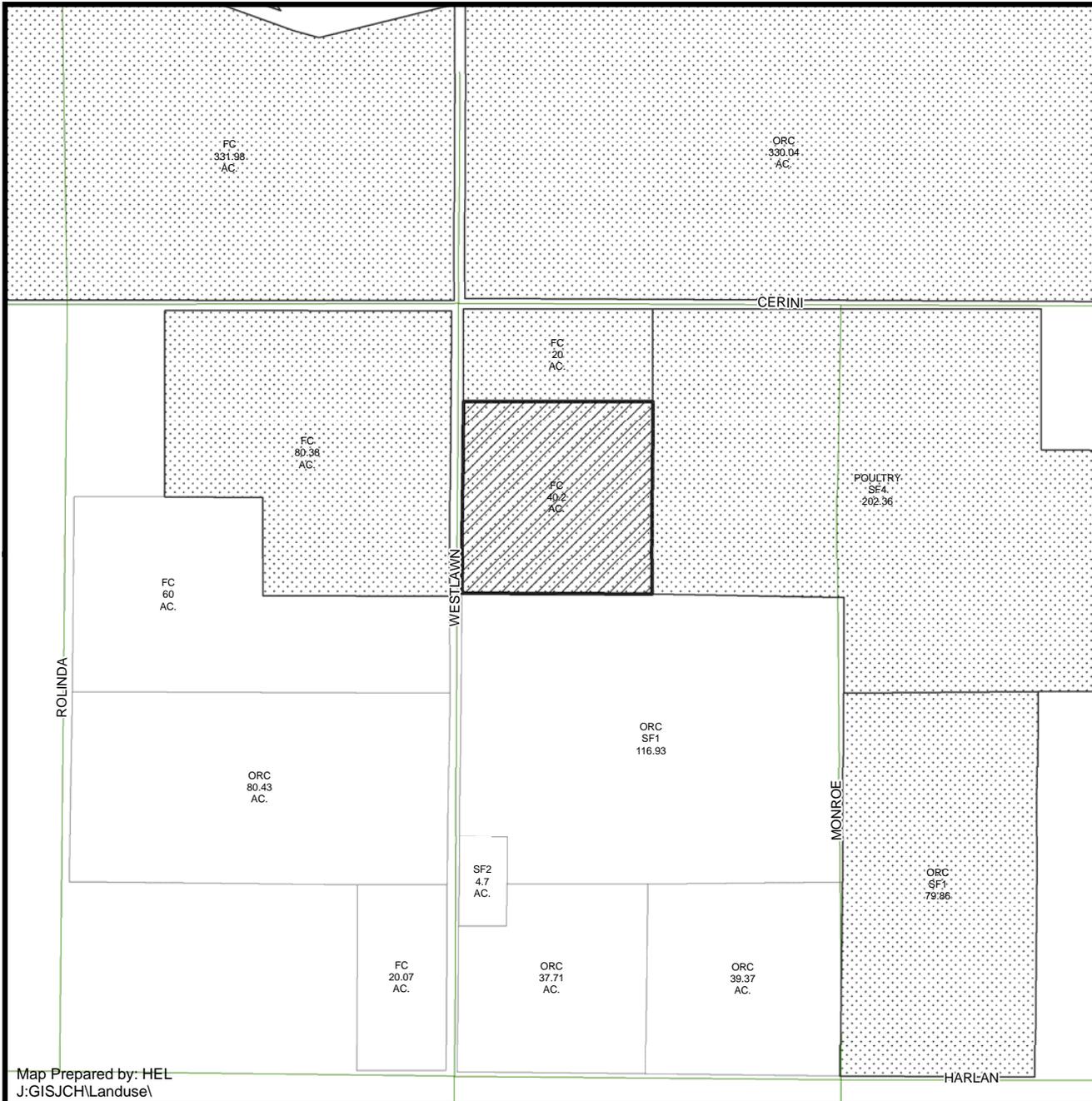


EXHIBIT B

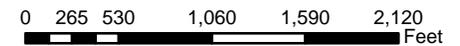
# EXISTING LAND USE MAP



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

### LEGEND:

- Subject Property
- Ag Contract Land



# AERIAL MAP



## EXHIBIT E



State of California • Natural Resources Agency  
Department of Conservation  
**Division of Land Resource Protection**  
801 K Street • MS 14-15  
Sacramento, CA 95814  
(916) 324-0850 • FAX (916) 327-3430

*Edmund G. Brown Jr., Governor*  
*John M. Lowrie, Assistant Director*

June 7, 2016

Via Email: [ssopp@co.fresno.ca.us](mailto:ssopp@co.fresno.ca.us)  
Mr. Steven Sopp, Planner  
Fresno County Development Services Division  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93721

Dear Mr. Sopp:

### CANCELLATION OF LAND CONSERVATION CONTRACT ALCC No. 5204 (RLCC No. 974) FOR A PISTACHIO HULLING OPERATION

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the cancellation petition submitted by Fresno County. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act, California Farmland Conservancy Program, and other agricultural land conservation programs. The Department assumes that Fresno County has deemed the petition data and findings to be acceptable, and that the information provided reflects the views of the County as the lead agency.

### PROJECT DESCRIPTION

Eriksson, LLC is proposing cancellation of a 40.20-acre Williamson Act contract for a new pistachio processing facility near the community of Riverdale in Fresno County. The project would encompass hulling, drying, pre-processing and storing approximately 20 million pounds per year of pistachios. In addition, there would be an associated beneficial reuse of hulling waste water to supplement existing irrigation on contiguous farmland. The pistachio processing facility would be primarily built to serve adjoining orchards, however, the possibility of processing product from other ranches may be utilized in the future. On-site improvements include parking areas, loading docks, a scale house, guard shack, office, shop and processing building, potable water storage and treatment, and a waste water settling basin.

The existing use of the property is for commercial agricultural production. The operation is proposed to be constructed on two parcels which are both under contract (ALCC 4796 and 5204). However, only contract 5204 will need to be cancelled to build the pistachio processing facility. The parcels have historically been cultivated with traditional row crops such as wheat, cotton, tomatoes, and various other crops. The parcel proposed for cancellation is classified Prime Farmland per the California Important Farmland Finder.<sup>1</sup>

<sup>1</sup> California Important Farmland Finder. California Department of Conservation.  
<http://maps.conservation.ca.gov/ciff/ciff.html>.

RECEIVED  
JUN 10 2016

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

#### REQUIRED CANCELLATION FINDINGS

The requirements necessary for cancellation of land conservation contracts are outlined in Government Code Section 51282. The County must document the justification for the cancellation through a set of findings. Based on the County's request, the project is being processed under the Consistency with the Williamson Act findings outlined below in the Department's comments:

*(1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.*

The Notice of Nonrenewal was recorded on April 29, 2016 as Document #20169005347900003 by the Fresno County Recorder.

*(2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.*

Many of the surrounding parcels are owned by the applicant and will be used to grow nuts that will be processed by the proposed facility. There are no current plans for future conversion of adjacent lands, as they are currently used to grow nuts which will support the proposed processing facility. Therefore, the cancellation is not likely to result in the removal of adjacent lands from agricultural use.

*(3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.*

The provisions of the Fresno County zoning and General Plan allow agriculturally related activities, such as agricultural processing facilities, subject to approval of a discretionary permit. The proposed processing facility meets the intent of Fresno County Policy LU-A.3 and the applicant had applied for a conditional use permit for the project. Therefore, cancellation is for an alternative use which is consistent with the applicable provisions of the Fresno County General Plan.

*(4) That cancellation will not result in discontinuous patterns of urban development.*

The proposed processing facility is an agriculturally related use and not reminiscent of urban development. Therefore, it is not expected to result in discontinuous patterns of urban development.

*(5) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.*

The petition states that Fresno County staff has reviewed the data submitted by the applicant regarding the use of alternate noncontracted sites and has determined that the data was sufficient. There is no better proximate noncontracted land which is both available and suitable for the proposed use.



CANCELLATION FINDINGS CONCLUSIONS

The Department concurs with the county staff findings that the proposed project meets all the consistency findings of the statute.

The valuation has not yet been received. Please provide a copy of the estimated cancellation fees due at final cancellation at your earliest convenience, but before tentative approval of the project.

Thank you for the opportunity to provide comments on the proposed cancellation. Please provide our office with a copy of the public notice for the tentative cancellation, ten working days before the hearing, and a copy of the *recorded* tentative cancellation resolution within 30 days after approval pursuant to Government Code Section 51284.

Within 30 days of the landowner satisfying the conditions and contingencies required in the Tentative Cancellation Resolution, and payment of the required fee, the Board will record a Certificate of Cancellation for the contract. The County Treasurer is required to send the cancellation fee to State Controller within 30 days of recordation of the Certificate of Cancellation and a copy of the recorded Certificate of Cancellation to the Department of Conservation.<sup>2,3</sup> If you have any questions concerning our comments, please contact me at (916) 445-9411 or [mmeraz@conservation.ca.gov](mailto:mmeraz@conservation.ca.gov).

Sincerely,



Meri A. Meraz  
Conservation Program Support Supervisor  
Division of Land Resource Protection

---

<sup>2</sup> Please include some type of information identifying the cancellation on the check: APN(s), project name or number, landowner, applicant, etc.

<sup>3</sup> When sending information to the Department of Conservation, please also confirm the date the cancellation payment was made to the State Controller.