



County of Fresno

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

DATE: December 21, 2022

TO: Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC,
Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,
Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker, Division Manager,
Christopher Bump, Principal Staff Analyst
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Nadia Lopez/Martin
Querin/Wendy Nakagawa
Design Division, Attn: Mohammad Alimi, Design Division Engineer
Transportation Planning, Attn: Hector Luna, Senior Planner Attn: Brody Hines, Planner
Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager;
Roy Jimenez, Senior Planner
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Fresno County Fire Protection, FKU.Prevention-Planning@fire.ca.gov
California Department of Fish and Wildlife, Attn Attn: R4CEQA@wildlife.ca.gov
U.S. Fish and Wildlife Service, San Joaquin Valley Division,
Attn: Matthew Nelson
Agricultural Commissioner, Attn: Melissa Cregan
Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman;
Shana Powers, Cultural Director
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey, Cultural Resources Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo/Cinthia Reyes
CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo/Cinthia Reyes

FROM: Elliot Racusin, Planner
Development Services and Capital Projects Division

SUBJECT: **Initial Study Application No. 8333 and Unclassified Conditional Use Permit Application No. 3753**

APPLICANT: Dirk Poeschel

DUE DATE: **January 6, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a fruit cold storage/packing facility and a juicing operation on a 76.51-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Phase 1: 124,060 sq. ft.

Phase 2: 102,200 sq. ft.

Phase 3: 151,000 sq. ft.

Phase 4: 182,500 sq. ft.

(See Operational Statement for more details)

The subject parcel is located on the southwest corner of E. Belmont Ave and N. Academy Ave., approximately 0.44-mile north from the City of Sanger (APN: 314-031-53) (849 N. Academy Ave.) (Sup. Dist. 5).

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 **January 6, 2023**. 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, Elliot Racusin, 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) 600-4245, or email eracusin@fresnocountyca.gov.

ER

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3799\3753\ROUTING\CUP 3753 Routing Ltr.doc

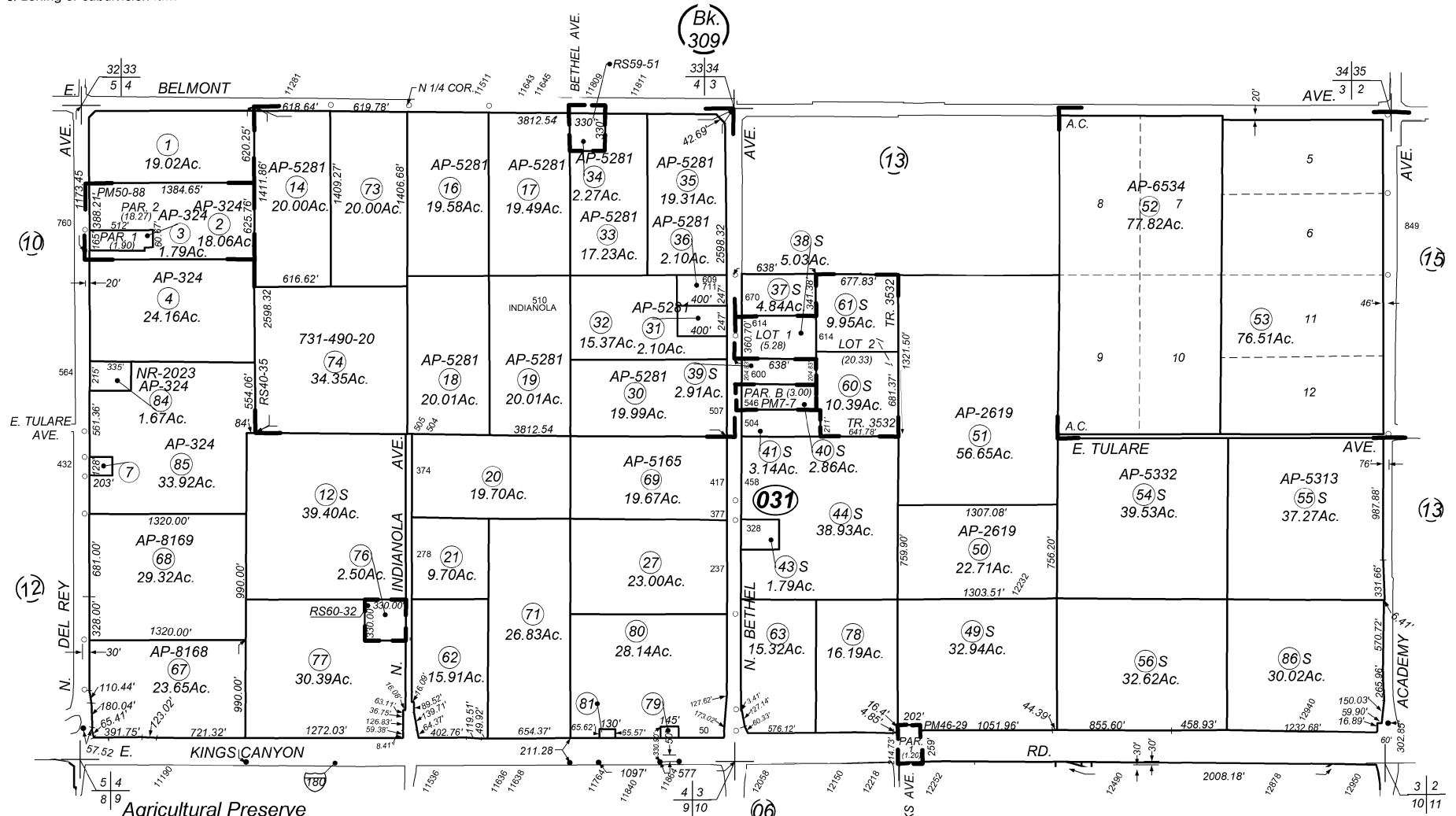
Activity Code (Internal Review):2432

Enclosures

-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 & POR. SEC'S. 3 & 4, T. 14 S., R. 22 E., M.D.B. & M.

Tax Rate Area
71-000



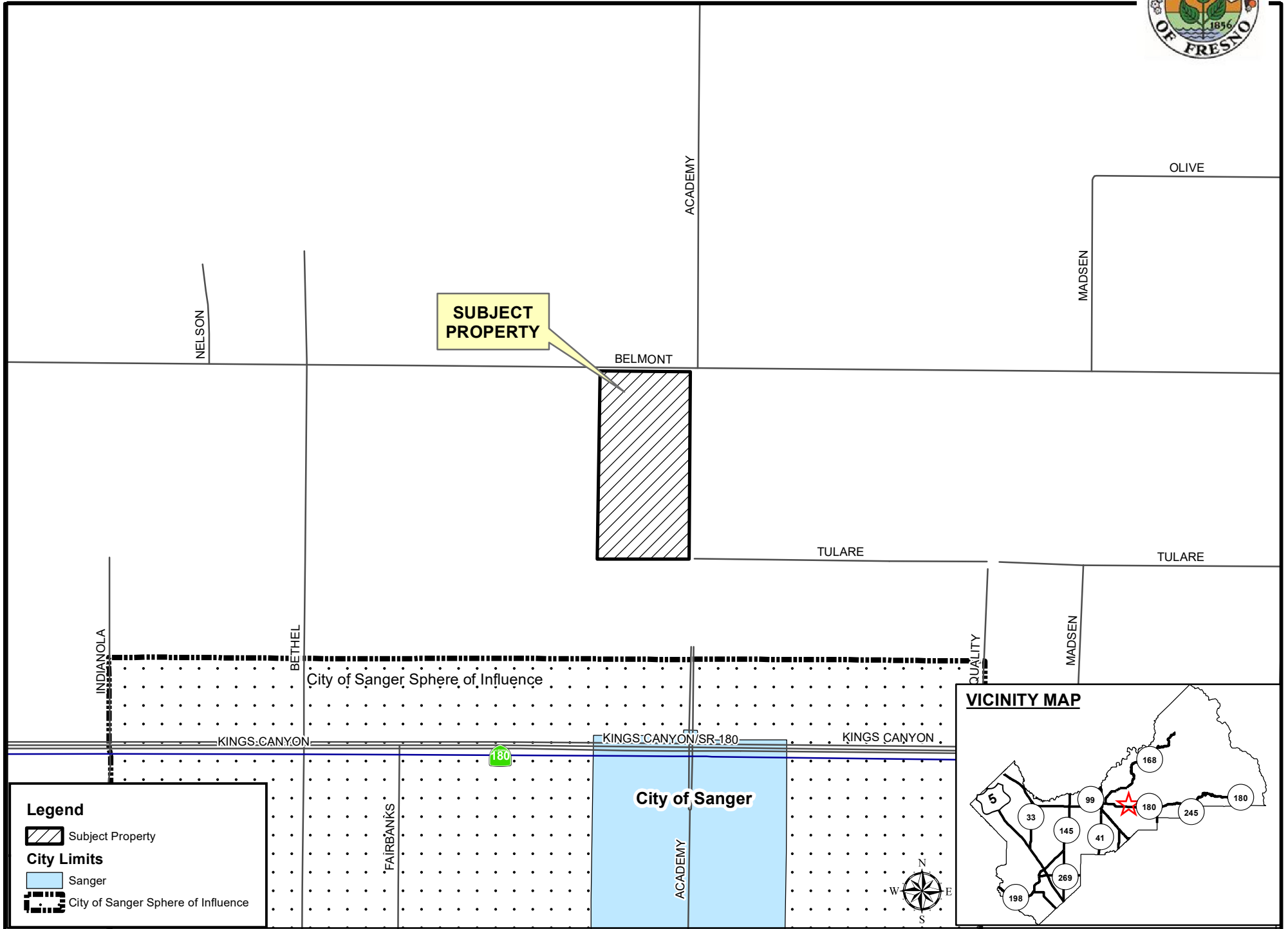
Agricultural Preserve
Alta Colony - Plat Bk.04, Pg.67
Tract No. 3532 - Plat Bk.40, Pg.62
Parcel Map No. 1223 - Bk. 07, Pg. 07
Parcel Map No. 7029 - Bk. 46, Pg. 29
Parcel Map No. 7367 - Bk. 50, Pg. 88
Record of Survey - Bk. 40, Pg. 35

Record of Survey - Bk. 59, Pg. 51
Record of Survey - Bk. 60, Pg. 32

Assessor's Map Bk.314 - Pg.03
County of Fresno, Calif.

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

LOCATION MAP



SUBJECT PROPERTY

BELMONT

ACADEMY

OLIVE

MADSEN

TULARE

TULARE

City of Sanger Sphere of Influence

City of Sanger

180

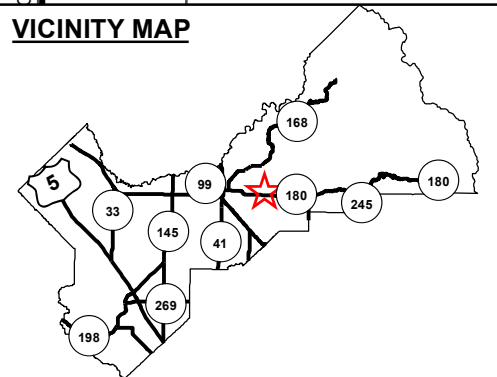
KINGS CANYON/SR-180

KINGS CANYON




FAIRBANKS

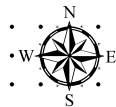
ACADEMY

VICINITY MAP

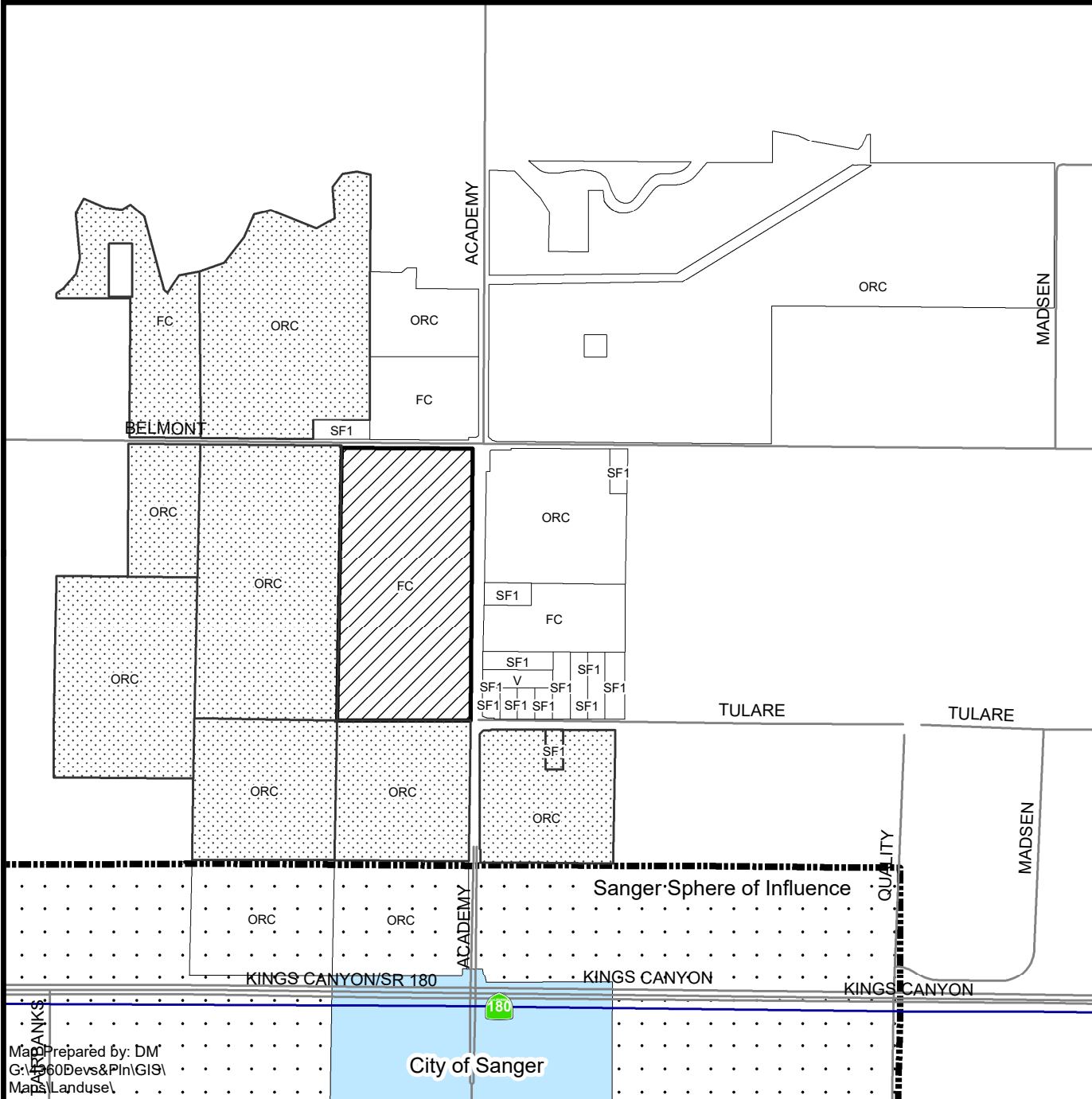


Legend

-  Subject Property
- City Limits**
-  Sanger
-  City of Sanger Sphere of Influence





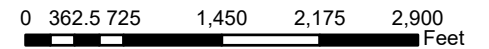
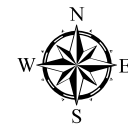
EXISTING LAND USE MAP



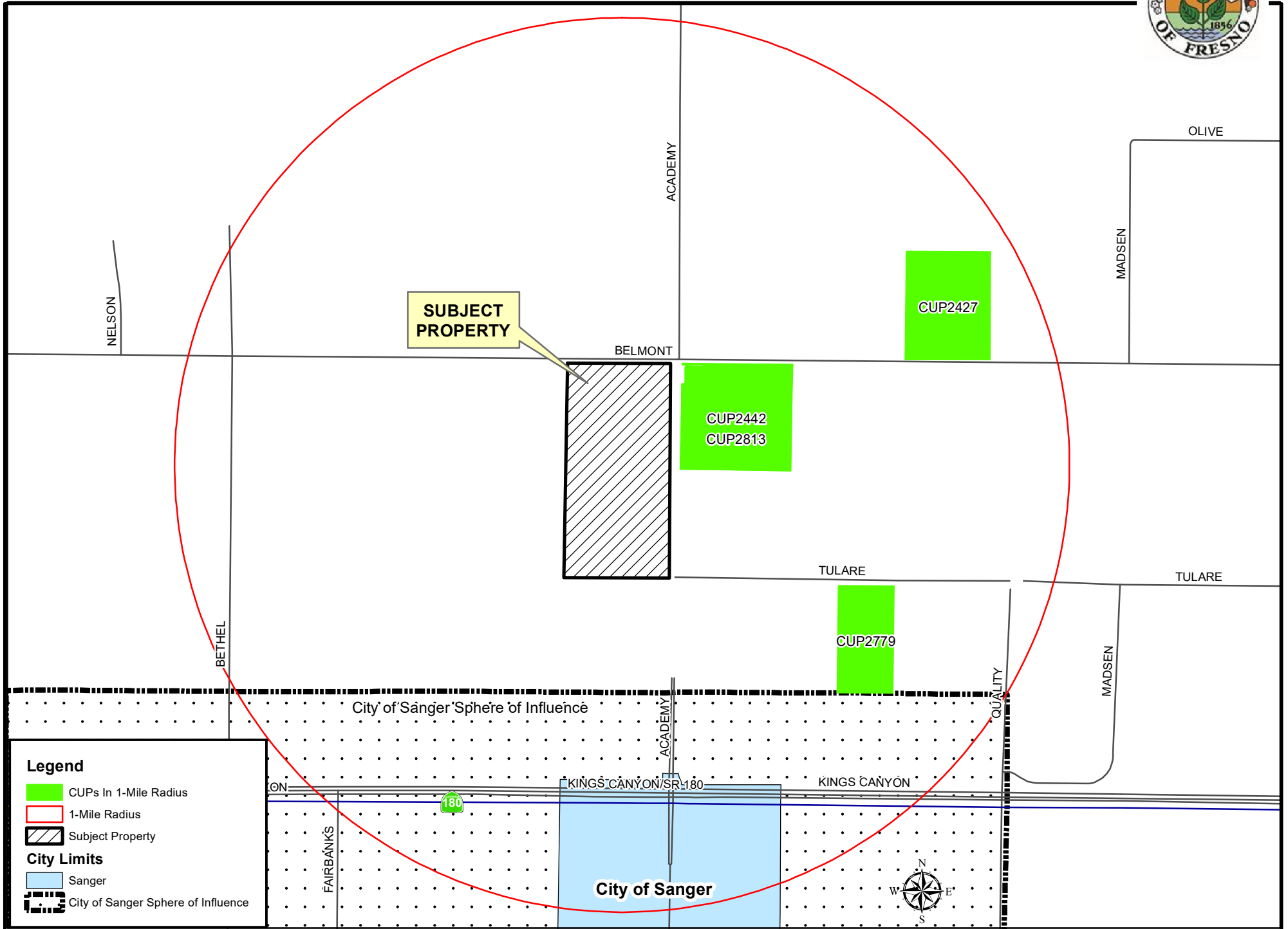
LEGEND	
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:

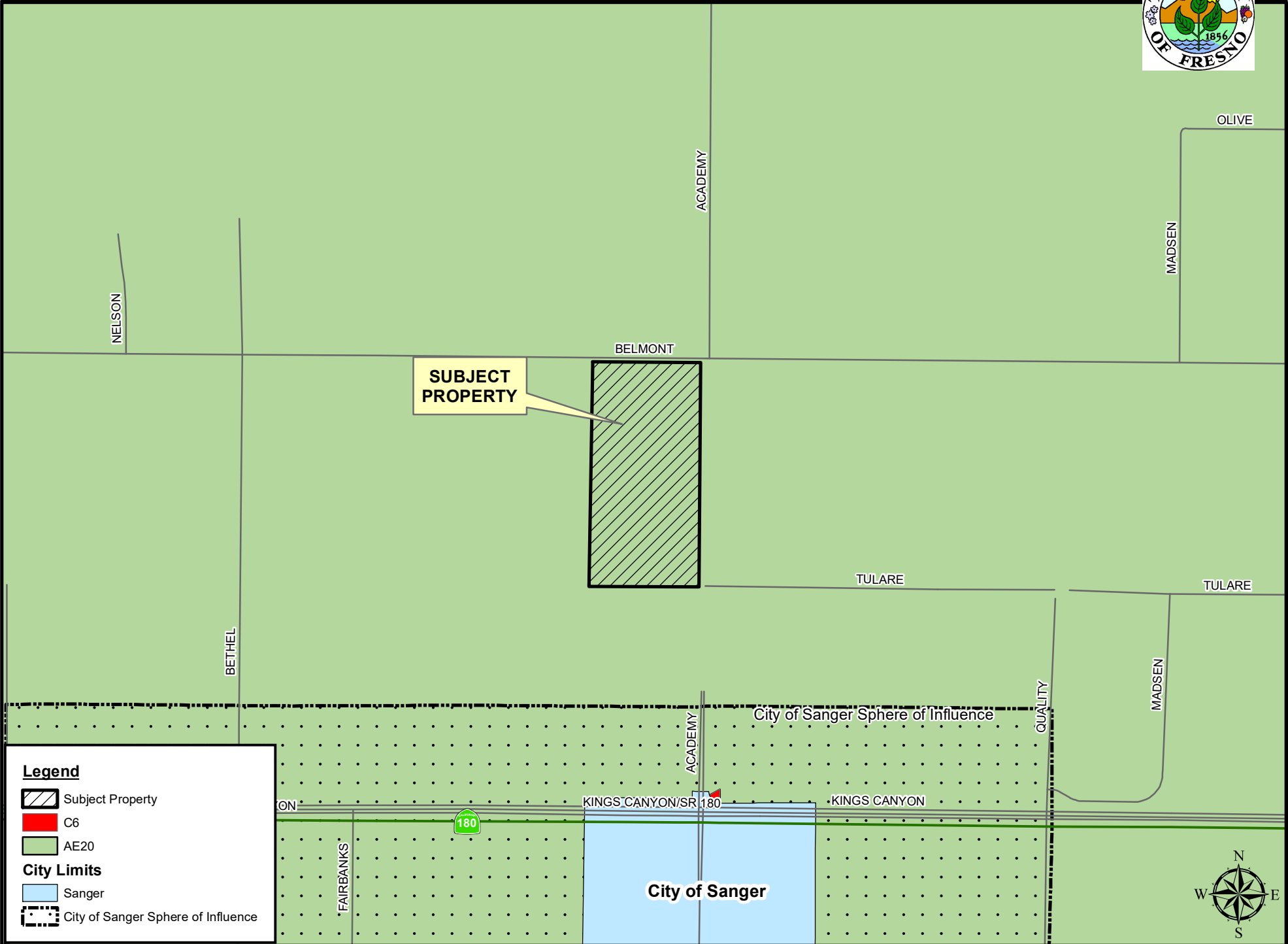
-  Subject Property
-  Ag Contract Land



CUPs IN 1-MILE RADIUS



EXISTING ZONING MAP



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, 2021: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

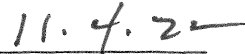
1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

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

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



Applicant's Signature



Date



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

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

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

Dirk Poeschel
Agent Name (Print or Type)

Land Development Services, Inc.
Company Name (Print or Type)

923 Van Ness Avenue, Suite 200
Mailing Address

Fresno, CA 93721
City / State / Zip Code

(559) 445-0374
Phone Number

Dirk@dplds.com
Email Address

314-031-53
Project APN

849 N. Academy Ave
Project Street Address

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

Project Description (Print or Type):

CUP to allow a fruit packing operation & housing a juice start-up business.

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

Bred Bishel
Owner Signature

11-3-22
Date

(Bishel Legacy) Bred Bishel
Owner Name (Print or Type)

559-304-7862
Phone Number

bred@jirchcompanies.com
Email Address

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

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



Fresno County Department of Public Works and Planning

Date Received: (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a value-added agricultural use consisting of fruit packing operation and a juice start-up business on a 77.19 +/- acre parcel in the AE-20 zone district.

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: SWC side of Academy & Belmont Avenues between and Street address: 849 N. Academy Ave. Sanger, CA 93657

APN: 314-031-53 Parcel size: 77.19 +/- Ac. Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Dirk Poeschel (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Bishel Legacy, LLC, Brad Bishel, and Dirk Poeschel Land Development Services Inc.

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes / No
Agency:
SEWER: Yes / No
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):
Zone District:
Parcel Size:

APN # - -
APN # - -
APN # - -
APN # - -



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. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. Property Owner : BISCHEL LEGACY, LLC Phone/Fax: _____

Mailing Address: 21083 E. TRIMMER SPRINGS RD. SANGER, CA 93657
Street City State/Zip

2. Applicant : BRAD BISCHEL Phone/Fax: _____

Mailing Address: 15816 E. MCKINLEY AVE. SANGER CA 93657
Street City State/Zip

3. Representative: DIRK POESCHEL LAND DEVELOPMENT SERVICES Phone/Fax: 559-445-0374

Mailing Address: 923 VAN NESS AVE., SUITE 200 FRESNO CA 93721
Street City State/Zip

4. Proposed Project: CLIP TO ALLOW A FRUIT PACKING OPERATION ALSO HOUSING A JUICE START-UP BUSINESS. THE PROJECT WILL BE PHASED AND CONSTRUCTED IN FOUR PHASES.

5. Project Location: WEST SIDE OF N. ACADEMY AVE. BETWEEN BELMONT AVE. AND E. KINGS CANYON RD.

6. Project Address: 849 N. ACADEMY AVE. SANGER, CA 93657

7. Section/Township/Range: _____ / _____ / _____ 8. Parcel Size: 77 +/- ACRES

9. Assessor's Parcel No. 314-031-53 OVER.....

10. Land Conservation Contract No. (If applicable): N/A

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!: AE-20 EXCLUSIVE AGRICULTURAL

14. Existing General Plan Land Use Designation!: AE-20

ENVIRONMENTAL INFORMATION

15. Present land use: AGRICULTURAL
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
EXISTING BARN AND RESIDENCE. PLEASE SEE ATTACHED
OPERATIONAL STATEMENT

Describe the major vegetative cover: AGRICULTURAL CROP

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

Is property in a flood-prone area? Describe:
NO.

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

North: AGRICULTURAL / RURAL RESIDENTIAL

South: AGRICULTURAL

East: AGRICULTURAL / RURAL RESIDENTIAL / COMMERCIAL

West: AGRICULTURAL / RURAL RESIDENTIAL

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project?: N/A

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 _____
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: SEE OPERATIONAL STATEMENT

20. Describe any source(s) of noise from your project that may affect the surrounding area: TRUCK TRAFFIC AND MATERIALS LOADING, PLEASE SEE OPERATIONAL STATEMENT FOR MORE DETAIL

21. Describe any source(s) of noise in the area that may affect your project: N/A

22. Describe the probable source(s) of air pollution from your project: TYPICAL TRAFFIC PROFILES.

23. Proposed source of water:

private well

community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: PLEASE SEE OPERATIONAL STATEMENT
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: SEE PROJECT OPERATIONAL STATEMENT
27. Anticipated type(s) of liquid waste: LIQUID PRODUCT WASTE/TYPICAL HUMAN WASTE
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: DAY TO DAY PRODUCT WASTE
32. Anticipated amount of solid waste (tons or cubic yards per day): PLEASE SEE OPERATIONAL STATEMENT
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): SEE OPERATIONAL STATEMENT
34. Proposed method of solid waste disposal: COMMERCIAL CARRIER
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: _____
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.

Dina Pasm

SIGNATURE

11.4.22

DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

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

**Conditional Use Permit Application Operational Statement for
Brad Bishel/Jireh Land Holdings, LLC.**

November 4, 2022

Applicant:

Mr. Brad Bishel
15816 E. McKinley Ave.
Sanger Ca, 93657

Record Owner:

Bishel Legacy, LLC.
21083 E. Trimmer Springs Rd.
Sanger, CA 93657

Representatives:

Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave. Suite 200
Fresno, CA 93721
559-445-0374

APN:

314-031-53 Please see the attached assessor's map

Parcel Area:

77.19 +/- Acres

Location:

849 N. Academy Ave
Sanger CA, 93657

Request:

Approval of a Conditional Use Permit for construction of a juice plant and citrus packing house in the AE-20 Zone.

Background

Kings River Packing employs between 350 to 400 people with field employees totaling another 450 people or about 800 total people. The eighth generation of the family who introduced orange orchards to the Central Valley operates the Kings River Packing facility at 21083 E. Trimmer Springs Rd.

New business opportunities strongly indicate additional orange and other juice products are necessary to meet increased demand. In addition, typical orange packing and processing capacity is required to process the applicant's products. The proposed site is not bound by a Williamson Act contract.

1. Nature of Operation

The proposed project is a fruit packing and cold storage facility. The proposed facility is needed to take on additional fruit from the area that is coming into production. This facility will be of the same scope as King's River Packing owned and operated by the applicant. The fruit will arrive in bins from the field, get washed, graded and sized. It will either get bagged or put into a carton, placed into an ammonia based cold storage. From there it will be loaded into trucks and shipped to warehouses for Costco, Walmart, Kroger, etc.

The applicant is currently sending citrus that does not qualify for premium grade out to a juice processing facility. The applicant would like to process his own citrus for orange juice and orange oil while occasionally sourcing fruit from outside packing houses.

The applicant will utilize harvest crews and harvest citrus into plastic bins in the field and transport citrus to the proposed facility. For every 100 pounds of raw oranges delivered to the site, about 90 to 95 pounds are processed as whole fruit or transformed into a juice variation. Therefore, approximately 15 pounds of waste are created from the process that is marketable due to its residual nutritional value as feed to farm animals. That 10-5% +/- waste increment is transported off site to farms and dairies by trucks with a 25-ton capacity.

Upon arriving at the facility, the fruit will be weighed, received and unloaded. After fruit is unloaded and discharged from trucks, the fruit is conveyed to the extraction line by conveyors and vertical bucket elevators. Extractions will then go to the processing line to be washed by means of an automated brush washer, then sanitized.

Fruit is then sorted on the sorting table to remove damaged fruits, stones or branches that may arrive at the extraction area. The fruit is properly sized so that every piece of fruit is sent to be processed by a specific juice extractor so maximum juice and oil yield can be obtained.

Once juice is extracted from the orange via extractors the juice will be collected in an extractor manifold and sent to a holding tank via stainless steel pipes. Juice will then travel to a debittering machine to reduce bitter components in juice such as Limonin and Naringin. Juice will then go through a heat exchanger then into a chiller. Juice will then be stored in

55-gallon drums, on site tank farms or loaded directly into tankers for distribution to wholesalers.

When orange peels are extracted for the use of orange oil, the extraction peels fall by gravity to a screw conveyor placed under the industrial platform. Orange oil is collected from the peel after extraction and must complete several steps to become fully processed. Product flows into a stage one finisher for removal of solids from oil and into a second holding tank.

From there the oil will travel to a second centrifuge to separate the water from oil which makes it pure orange oil. Oil will be stored in 55-gallon drums and sent to cold storage. This process line includes tanks and pumps that are required between equipment and a final holding tank for oil. A conveyor belt will discharge peels into open top semi-truck that will be disposed to local dairies as the peels have nutritional value.

During the 12-week harvest season, or approximately 165 days, the facility will accept 23.8 truck trips per harvest season day (100 million pounds of raw material divided by 50,000 pounds of truck capacity = 2,000 truck trips for the harvest season of 84 days).

The proposed project will be constructed in four phases that will be developed as the market dictates.

PHASE 1 will consist of a new citrus packing facility that will be approximately 124,060 +/- sq. ft. to accommodate the first phase of processing at the proposed plant.

1. Packing/Sorting	66,000 sq. ft.
2. Cold Storage	45,300 sq. ft.
3. Mechanical Engine room	6,000 sq. ft.
4. Temporary Office	2,160 sq. ft.
5. Temporary Break Room	3,600 sq. ft.
6. Temporary Shipping Office	1,000 sq. ft.

PHASE 2 will consist of approximately 102,200 +/- sq. ft. to accommodate anticipated volume coming into production as well as starting the juice operation.

1. Packing/Sorting/Juicing	40,000 sq. ft.
2. Cold Storage	34,700 sq. ft.
3. Permanent Break/ Office	7,500 sq. ft.
4. Sweat Rooms	10,000 sq. ft.
5. Covered Receiving/Solar Covered Employee Parking	10,000 sq. ft.

PHASE 3 will consist of approximately 151,000 +/- sq. ft. to accommodate anticipated volume coming into production.

1. Packing/Sorting/Juicing	126,000 sq. ft.
----------------------------	-----------------

2. Main Office	5,000 sq. ft.
3. Sweat Rooms	10,000 sq. ft.
4. Covered Receiving	10,000 sq. ft.

PHASE 4 will consist of approximately 182,500 +/- sq. ft. which will mostly be dedicated to producing juice and oil from material derived from surrounding packing houses, farms as well as produced directly from applicant's crops. Within the phase there will be a glycol-based cooling system installed to refrigerate the tank farms where the applicant's juice is stored.

1. Main Juice Plant	157,500 sq. ft.
2. Sweat Rooms	10,000 sq. ft.
3. Covered Receiving	10,000 sq. ft.
4. Main Office Expansion	5,000 sq. ft.

Phases may be interchanged based on current market conditions and product availability.

2. Operational Time Limits

The facility will operate year around during the *peak* and *off peak* season. Personnel will be retained in phases and as market demand dictates.

The *peak* citrus season is generally between January to June or approximately 180 days. The hours of operation for the *peak* season can be seven days per week, 24 hours per day based on fruit harvest for that year. During the peak citrus season, the facility will run one office shift, two production shifts and three security shifts during peak harvest season. The office staff shift is proposed to be from 7:00 AM to 5:00 PM.

Production shifts are proposed to be from 6:00 AM to 3:00 PM and 3:00 PM to 12:00 AM and Security staff shifts are proposed from 6:00 AM to 3:00 PM; 3:00 PM to 12:00 AM and 12:00 AM to 6:00 AM. As a result, most employee related traffic to and from the project is projected to take place outside of the peak hours, between the hours of 5:30 AM to 6:30 AM and 2:30 PM to 3:30 PM.

Harvest and shipping trucks are expected to enter/exit the project between the hours of 8:00 AM to 10:00 PM and 6:00 AM to 8:00 PM.

During the *peak* citrus season, an estimated maximum total of 11 office clerical staff and supporting personnel will be present at all times. This staff will be essential for efficiency of the overall operation. Also, at maximum capacity during the *peak citrus* season, approximately 142 production and 3 security staff will be performing various tasks.

The *off peak* is generally between July 1st and December 31st. During the *off peak* season, production staff prepare the site and equipment for the *peak* citrus season. Clerical staff is also reduced to a likely total of 5 office clerical staff and supporting personnel with 2 security staff also present during *off peak* season.

3. Numbers of Customers or Visitors

No public retail business will occur on-site sales. The only visitors will be industry representatives, regulatory personnel and wholesale buyers that will occasionally visit the site. All employees, delivery personnel and visitors will be subject to security protocols.

4. Number of Employees

The number of employees will vary based on the season and variety of fruit processed. Employees are estimated as follows.

OFF-SEASON STAFF		
	Office Staff	Production staff
Phase One	5	14
Phase Two	7	33
Phase Three	9	38
Phase Four	11	57

PEAK SEASON STAFF		
	Office Staff	Production staff
Phase One	5	51
Phase Two	7	64
Phase Three	9	129
Phase Four	11	142

5. Estimated Service and Delivery Vehicles

Product Related Trips

During the *peak* season, it is anticipated that 2 or 3 loads of oranges will arrive at the processing facility from the field each hour of operation. Each load from the field will weigh between 48,000 and 52,000 lbs. It is estimated that during the peak citrus season the project will generate 52 to 64 service and delivery semi-trucks per day, three truckloads of processed citrus peels per day and 2 to 4 trucks per week for solid waste/recycling and maintenance. A summary of project trip generation is provided on page 6 below.

For Phase 1 of the project, it is anticipated that there will be up to 100 million pounds of raw oranges delivered annually to the site from the field for processing. The plant is expected to receive less than that total in the first few years of operation but that harvest will increase steadily as more of the applicant's orchards mature into production. Incoming raw product of 100 million pounds will be processed per year.

The facility will reach maximum capacity after the completion of the fourth phase during which the facility will process approximately 100,000 tons of harvested raw material annually.

Phase One 10-12 semi-trucks per day
Phase Two 24-28 semi-trucks per day
Phase Three 38-44 semi-trucks per day
Phase Four 52-64 semi-trucks per day

Project Trip Generation

Land Use (ITE Code)	Size	Unit	Daily		AM Peak Hour (6:00 - 7:00)					PM Peak Hour (4:00 - 5:00)						
			Rate	Total	Trip Rate	In	Out	In	Out	Total	Trip Rate	In	Out	In	Out	Total
						%	%									
Office Staff	11	Ea.	2.50	28	1.00	100	0	11	0	11	0.00	0	0	0	0	0
AM Production Staff	80	Ea.	2.00	160	0.00	100	0	0	0	0	0.00	0	100	0	0	0
PM Production Staff	62	Ea.	2.00	124	0.00	0	0	0	0	0	0.00	100	0	0	0	0
Security Staff	3	Ea.	4.00	12	0.00	100	0	0	0	0	0.00	50	50	0	0	0
Harvest Vehicles	32	Ea.	2.00	64	0.00	66	33	0	0	0	0.12	50	50	2	2	4
Shipping Vehicles	32	Ea.	2.00	64	0.15	66	33	3	2	5	0.15	33	66	2	3	5
Solid/Recycle Waste	1	Ea.	2.00	2	2.00	50	50	1	1	2	0.00	0	0	0	0	0
Service Vehicles	1	Ea.	2.00	2	0.00	0	0	0	0	0	1.00	0	100	0	1	1
Citrus Bi-Product Waste	3	Ea.	2.00	6	0.33	100	0	1	0	1	0.33	0	100	0	1	1
Total Project Trips				462				16	3	19				4	7	11

Traffic Study Conclusions for Cumulative Year 2042 Plus Project Traffic Conditions and VMT Analysis

A traffic study was prepared by JLB Traffic Engineering that evaluated the traffic generated by the proposed project. JLB Traffic Engineering also prepared a separate vehicle miles travelled (VMT) study. Both the JLB Traffic Engineering traffic impact and vehicle miles travelled studies are attached for reference.

Under the 2042 Plus Project scenario of the traffic study, all study intersections were projected to operate at an acceptable LOS during both AM and PM peak periods. Also, the study concluded in that scenario all study segments are projected to operate at an acceptable LOS. No signal warrants were met as a result of the proposed project.

A separate vehicle miles travelled (VMT) study was also prepared by JLB Traffic Engineering. That study concluded that the Fresno COG VMT Guidelines presents *substantial evidence* that projects generating fewer than 500 trips per day are determined to have a *less than significant* transportation impact. The County of Fresno currently utilize this trip threshold to determine whether a traffic impact study is required as described in Section 1.3 of the Guidelines for the Preparation of Traffic Impact Studies Within County of Fresno dated August 2012.

The VMT study concluded, *the proposed project is expected to generate 462 trips per day, 324 of which are passenger vehicles. OPR has stated that heavy vehicle traffic is not included in VMT calculations. Therefore, the project is considered to cause a less than significant transportation impact per the Fresno COG guidelines.*

6. Access to Site

Access to the proposed site is at South and North Academy Avenues. Please see the attached project site plan.

7. Number of Parking Spaces

Each phase of construction will contain the required on-site parking, handicapped parking, loading zones and access per Fresno County standards.

8. On Site Sales

No onsite sales will occur.

9. Processing Equipment

Fruit Washer	Fruit Sorter	Front-end loader
Sizer	De Bitter	Forklift
Juice Extractor	Finisher	Service Trucks
Centrifuge	Air Compressor	
Storage Tank	Water treatment	
Bottling	Holding Bins	
Bagger	Silos	
Dryers	Boiler	

10. Supplies and Materials

Typical supplies and materials for processing agricultural products are required for this facility. Paper, plastic, steel drums, pallets, metal bands and packaging materials will be used depending on type of storage/transportation application.

11. Appearance

Noise:

Truck traffic and materials loading will generate noise but can easily comply with the County Noise Ordinance. All production operations will occur inside of the proposed buildings.

Glare:

No glare will be produced from this project.

Dust:

All typical access sites will be paved. There will be no dust generated from the project.

Odor:

Liquid waste will be disposed via septic tanks, leach fields and small holding ponds. Ph, suspended solids and BOD will be continually monitored to assure proper disposal without generating odors or related disposal issues.

Tank Farm:

Tank location will be located outside the building. Onsite tank farm will include vertical silos ranging from 10' to approximately 80' tall. The tanks will be insulated and used for refrigerated storage for blending of citrus juice utilizing ethylene glycol to achieve low temperatures. There may be some tanks that need to be built inside the building for energy efficiency.

Evaporator:

Future growth could include an evaporator if the market calls for a change in marketing of the product. Evaporators are commonly used to concentrate foods by using heat to evaporate water from the food. As the liquid is concentrated, its boiling point is elevated. Using low pressure, boiling of liquid foods (such as juices) is carried out at low temperatures and the heat labile food attributes are preserved.

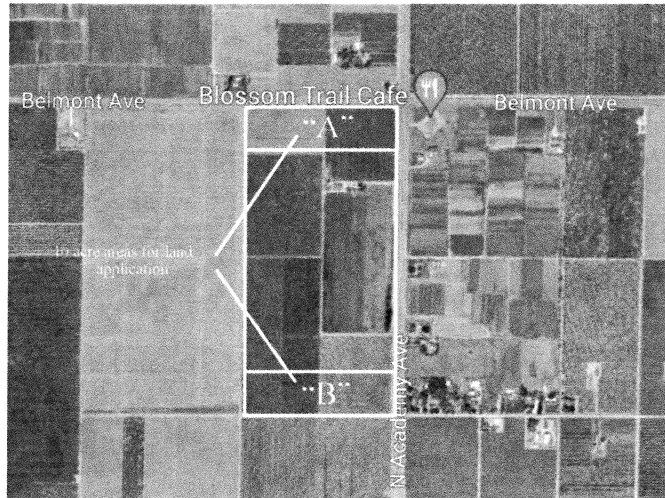
12. Solid or Liquid Waste**Liquid waste:**

Liquid product waste consists of water used to wash fruit and process citrus oil. All liquid waste will be processed to holding tanks and transferred to holding ponds for land application. All product wastewater will be filtered and used for irrigation of citrus planted on the property in 2 separate, 10 acre areas totaling approximately 20 acres as depicted on page 9 below.

The rows on which the land application of product wastewater will be applied will be rotated and monitored to avoid over saturation or the creation of odors. The irrigation lines exist for such land applied irrigation. Ph, suspended solids and BOD will be continually monitored to assure proper disposal without generating odors or other related disposal issues. An estimated 40,000 gallons will be generated and land applied per day.

According to the US Geological Survey Soils Map of Eastern Fresno County, the area of the proposed land application is composed of three soils types; Ramona loam, San Joaquin sandy loam and a small area of Greenfield sandy loam. Please see the attached map identifying the location of the three soil types. Review of the typical percolation rates of these soils indicates that based on the limited volume of liquid, the wastewater's generally filtered

nature, the large area to apply the liquid and rotation protocols, the site should easily be capable of handling the wastewater applied to the site.



Solid waste:

Day to day product solid waste will be picked up by commercial carrier on a weekly basis. Sorting and recycling will occur per county standards. Processed orange peels and pulp will be picked up by semi-truck and trailer then sent to local dairies for cattle feed. It is estimated that three truckloads of processed citrus peels per day will be transported to local dairies.

Restrooms:

Human solid waste will be processed via onsite septic systems per project site plan.

13. Facilities Water

The operation anticipates approximately 40,000 gallons of water per day. The water will come from a well on the property. Installation of a new drinking water well is planned during phase one.

14. Advertising

Per county standards on site advertising will consist of an approximately 4'X8' pole sign with lighting that will be located at the site entrance.

15. Existing or New Buildings

An abandoned single-family home and barn exist on site. The home will be removed. All proposed buildings will be new construction.

16. Explain which buildings will be or what portions of buildings will be used in the operation?

All buildings on the proposed site plan will be new buildings. Modular offices and break rooms will be utilized with plans to build permanent structures in the future. There is currently a pole barn on the property that the applicant plans on using to store products and or supplies for the surrounding orchard and farming operation. The pole barn is considered to be significant and a cultural study was completed to ensure overall safety.

17. Will any outdoor lighting or outdoor sound amplification be used?

All light fixtures including security lighting shall be aimed and shielded so that direct illumination shall be confined to the property boundaries. Care will be taken to assure that the direct illumination does not fall onto adjacent properties. The source of illumination will always face downward. No outdoor sound amplification will be used. Communication with operations staff will be through portable radios or cell phones.

18. Landscaping and Site fencing

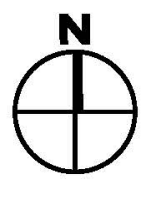
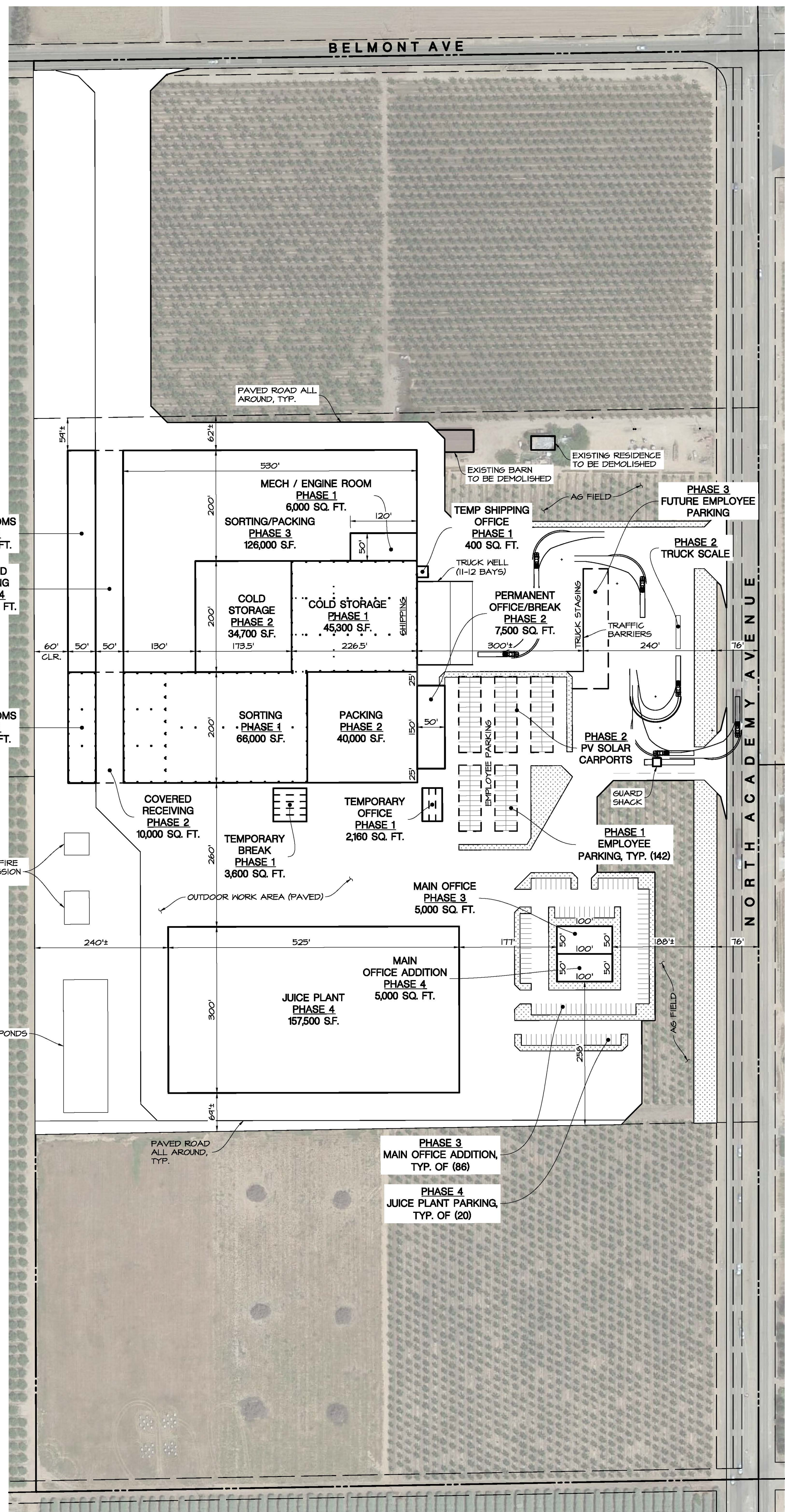
Please see the attached site plan. All landscaping and related irrigation will meet Fresno County standards

19. Other Information

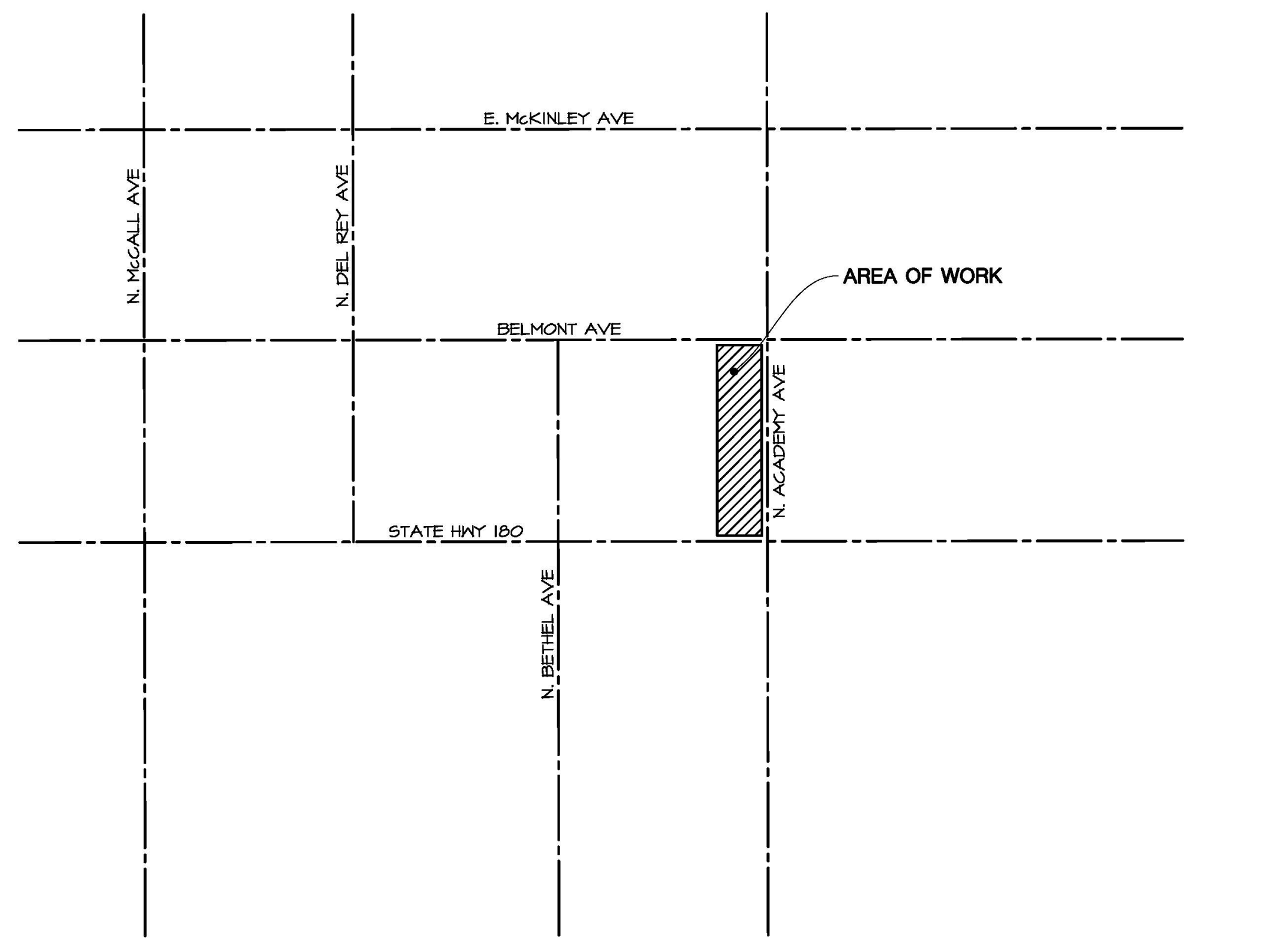
The facility will comply with all applicable public and food safety and security regulations. A security booth will be constructed at the project entrances. Security guards will be present for 24-hour security as well as security cameras to protect the site from unauthorized entry.

m:\current clients\bishel, brad-packing shed 21-34\op statement .docx

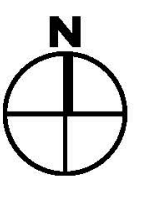
File: C:\Users\jacob@engco.com\Documents\Projects\2022\220110 - Citrus Pack House\220110 - Citrus Pack House.dwg, Date: 10/21/2022 10:58:54 AM, User: jacob, Plot: 220110 - Citrus Pack House.dwg, Date: 10/21/2022 10:58:54 AM



VICINITY MAP



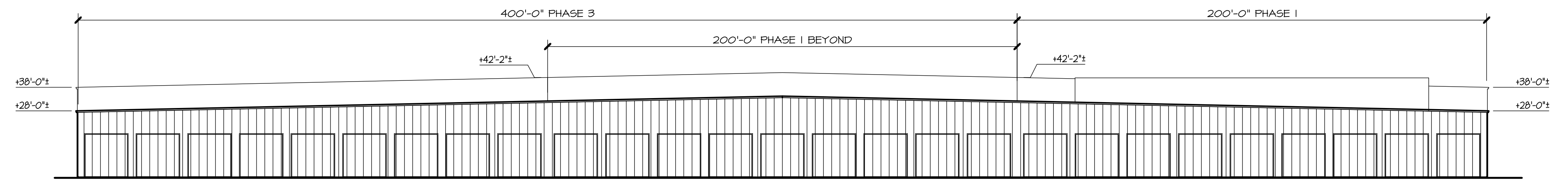
N.T.S.



**PRELIMINARY
PLANT PLAN**

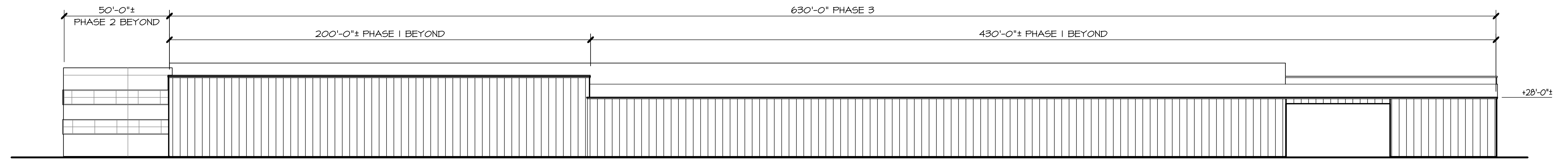
1" = 100'

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN LJD/B	Preliminary Site Plan Proposed Citrus Pack House & Cold Storage Jreh Companies SW Corner of N. Academy Ave & Belmont Ave Sanger, California	SHEET NO. SP0.1 OF
DATE	ISSUED FOR		DATE 10/21/2022 CHECKED FLA APPROVED		



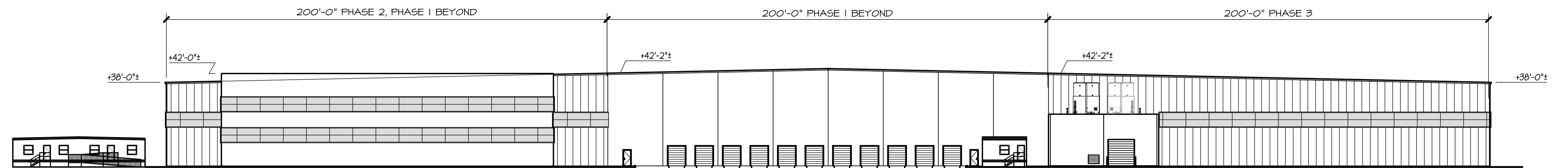
PACKING PLANT
WEST ELEVATION

1" = 30'-0"



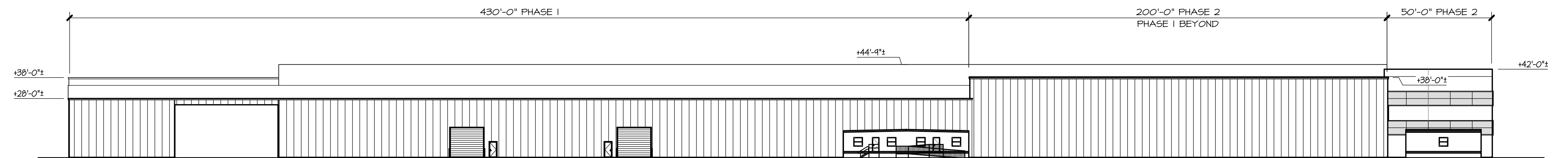
PACKING PLANT
NORTH ELEVATION

1" = 30'-0"



PACKING PLANT
EAST ELEVATION

1" = 30'-0"

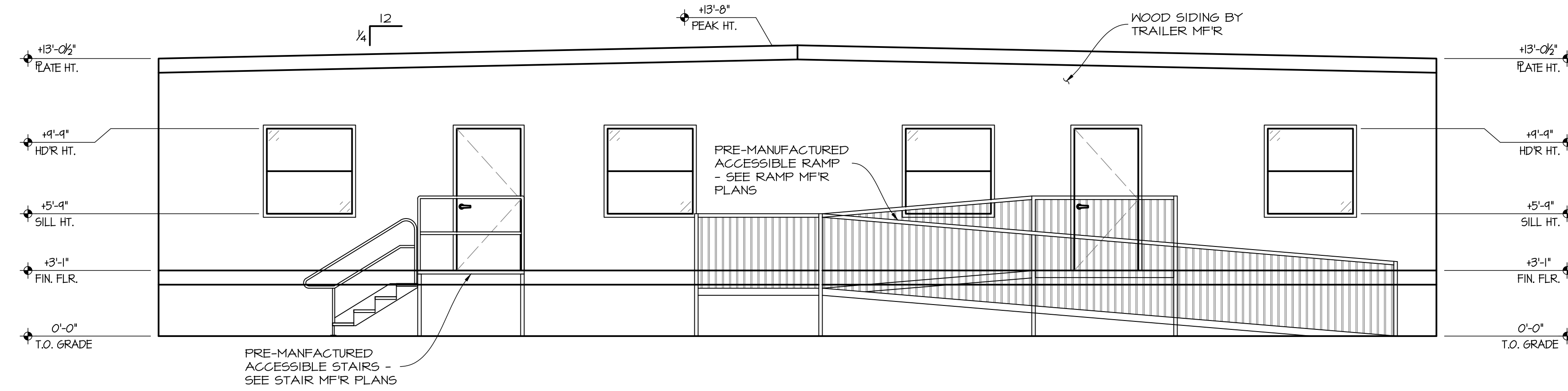


PACKING PLANT
SOUTH ELEVATION

1" = 30'-0"

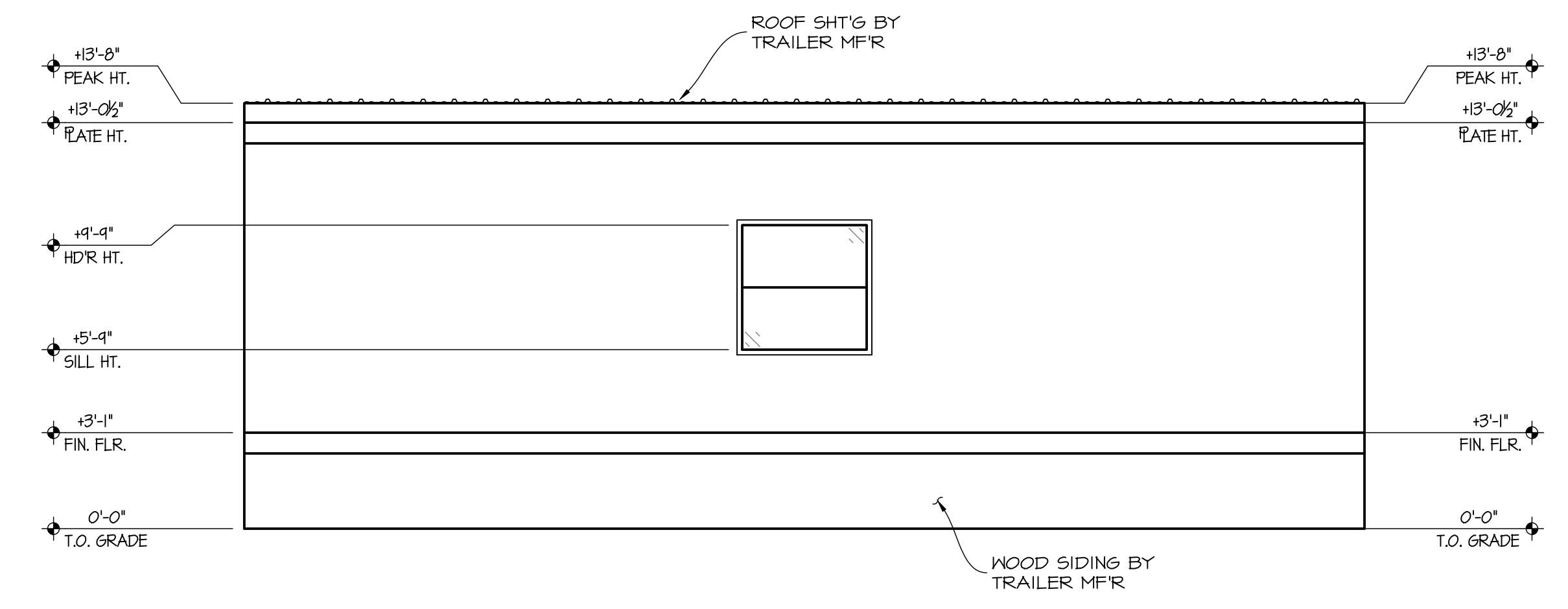
File: C:\Users\jacob@eng.com\Documents\Projects\2022\2022-08-24\Citrus Pack House - 300' Extension - 10/21/2022.dwg, 10/21/2022 10:10 AM

DATE	ISSUED FOR	ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN: JED DATE: 10/21/2022 CHECKED: PJA APPROVED:	Preliminary Exterior Elevations Proposed Citrus Pack House & Cold Storage Jreh Companies SW Corner of N. Academy Ave & Belmont Ave Sanger, California	SHEET NO. A21 OF 23140
------	------------	---	---	---	-------------------------------------



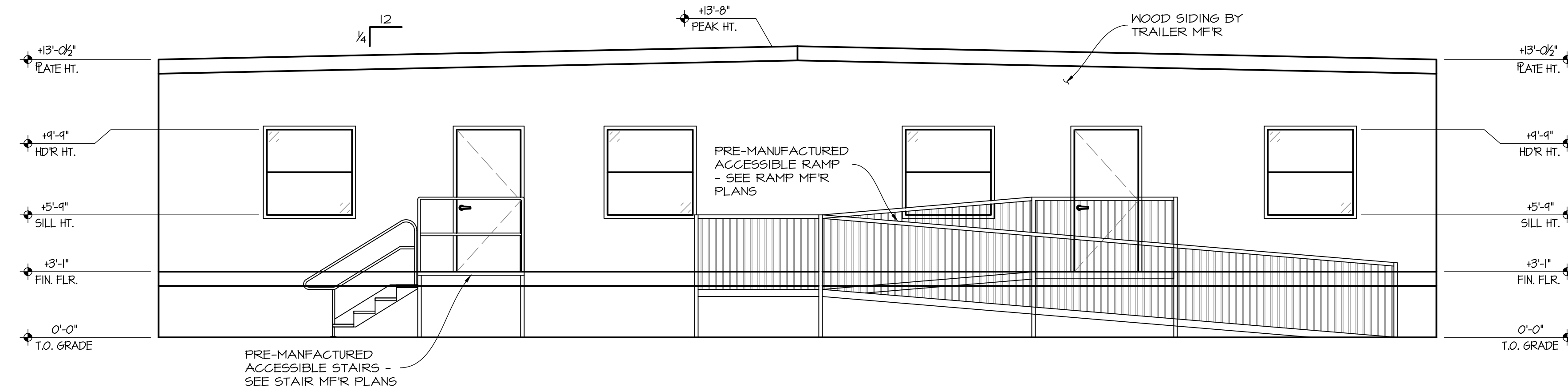
TEMPORARY OFFICE
EXTERIOR ELEVATION

1/4" = 1'-0"



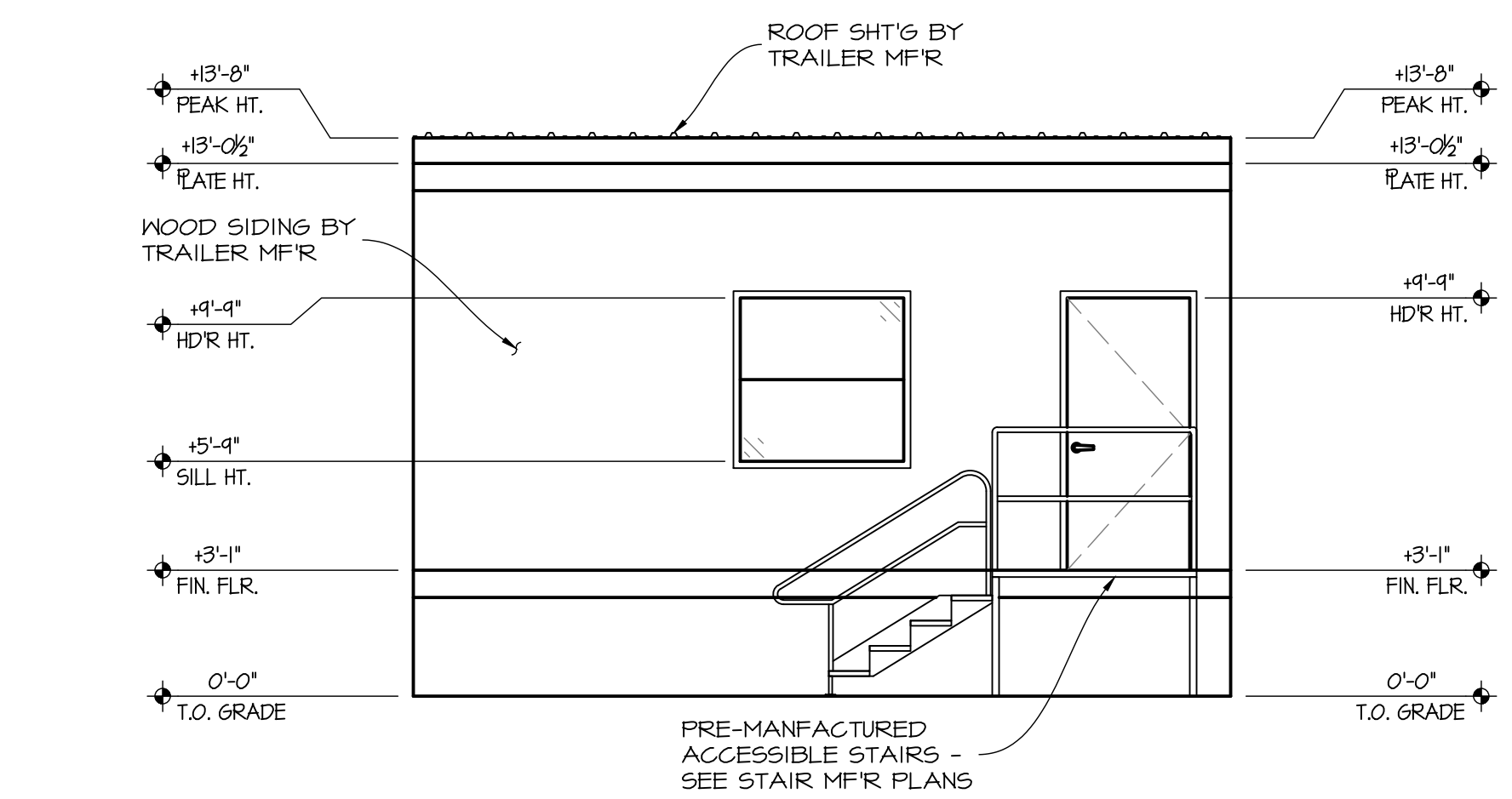
TEMPORARY OFFICE
EXTERIOR ELEVATION

1/4" = 1'-0"



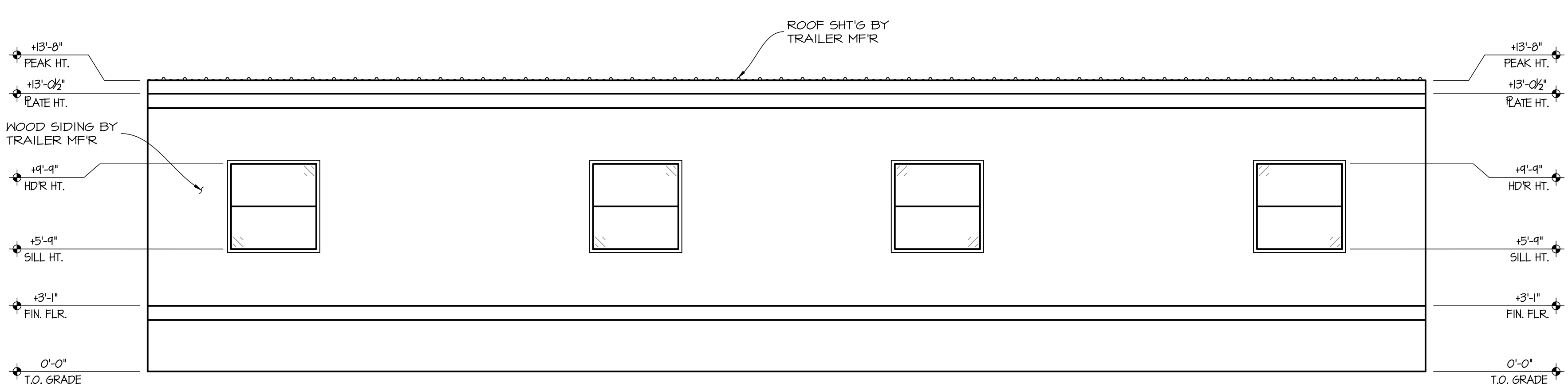
TEMPORARY BREAK ROOM
EXTERIOR ELEVATION

1/4" = 1'-0"



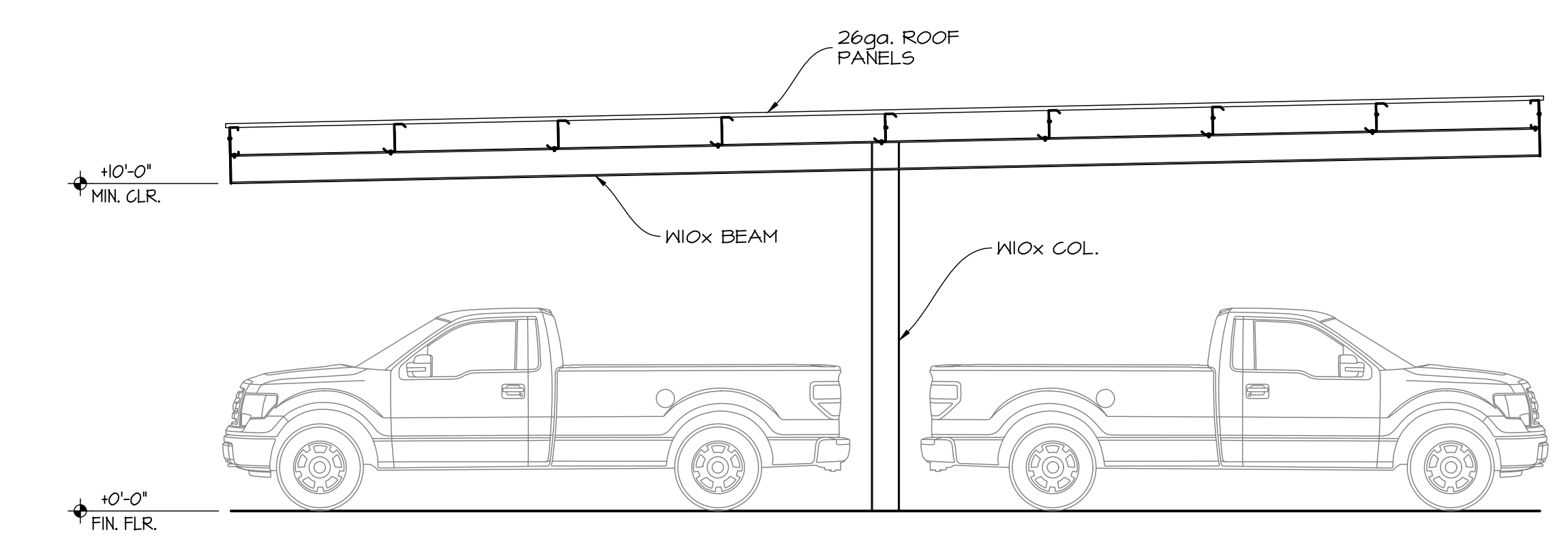
SHIPPING OFFICE
EXTERIOR ELEVATION

1/4" = 1'-0"



TEMPORARY BREAK ROOM
EXTERIOR ELEVATION

1/4" = 1'-0"



SOLAR CANOPY
EXTERIOR ELEVATION

1/4" = 1'-0"

File: C:\Users\user\Documents\Engel & Company, Inc\23746 - Citrus Pack House (Bldg) - Rev. 01/21/2022 - 413.dwg
 Plot: 10/21/2022 4:13 PM
 User: A.K.

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025		DRAWN: JDB DATE: 10/21/2022 CHECKED: FJA APPROVED:		Preliminary Exterior Elevations Proposed Citrus Pack House & Cold Storage Jireh Companies SW CORNER OF N. ACADEMY AVE & BELMONT AVE Sanger, California		SHEET NO. A22 OF	
DATE	ISSUED FOR								



12999 E Belmont Ave

Looking South from Belmont





748 N Academy Ave Exd

Looking West from Academy





899 N Academy Ave
Looking North West from Academy









