



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: July 1, 2020
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2008121059
Modification No. 2 Conditional Use Permit No. 8, Map No. 27;
Wonderful Pistachios & Almonds, Inc. (PP20149)

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached NOC for more specific information. All other project information remains the same.

Notice of Completion & Environmental Document Transmittal

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

SCH # _____

Project Title: Modification No. 2 Conditional Use Permit No. 8, Map No. 27; Wonderful Pistachios & Almonds, Inc. (PP20149)
Lead Agency: Kern County Planning and Community Development Department **Contact Person:** Mark Tolentino, Planner I
Mailing Address: 2700 "M" Street Suite 100 **Phone:** 661-862-5041
City: Bakersfield **Zip:** 93301-2323 **County:** Kern

Project Location: County: KERN City/Nearest Community LOST HILLS
Cross Streets: Approximately 1/4 mile east of State Highway 33, approximately two (2) miles north of Blackwell's Corner, and approximately 10 miles northwest of Lost Hills; being a portion of Sections 11, and 13, T26S, R19E, SBB&M, County of Kern, State of California; 13646 Highway 33, Lost Hills, CA 93249

Lat. / Long.: 35.66555° N/ 119.89440°W Total Acres: 75,500 square-feet of newly disturbed area within an 81.58 acre site across two (2) contiguous parcels.

Assessor's Parcel No.: 057-290-18 & -21 Section: 11 & 13 Twp.: 26N Range: 19W Base: SBB&M
Within 2 Miles: State Hwy #: 33 Waterways: N/A
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) 2008121059 Other Revised Mit Neg Dec
 Early Cons NEPA: NOI EA Draft EIS FONSI
 Neg Dec Other: Joint Document Final Document Other _____
 Mit Neg Dec

Governor's Office of Planning & Research

Jun 30 2020

Local Action Type:

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

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Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type Private Airstrip Expansion; Ag Industry
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Mining: Mineral:
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Agricultural Industry

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Existing 5,000-foot long by 60-foot wide private, paved airstrip with associated safety areas; accessory to the existing Wonderful Pistachios & Almonds, Inc and associated facilities. The runway is surrounded by almond orchards and is in a primarily rural, agricultural area. The project site is zoned A (Exclusive Agricultural) District with a Map Code Designation of 8.1 (Intensive Agriculture) & 8.1/2.5 (Intensive Agriculture – Flood Hazard) by the Kern County General Plan.

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

(1) (a) Amend the Circulation Element of the Kern County General Plan to eliminate the designation of section lines and midsection lines as arterial right-of-way and collector highways, respectively [Approved June 13, 2006, Resolution No. 2006-232 & -233]; (b) A Conditional Use Permit to allow the construction of a new private paved 5,000-foot by 60-foot airstrip to be used for agricultural purposes [Originally approved May 25, 2006, Resolution No. 108-06]. Modification No. 1 to this CUP required this document to be amended, recirculated, and subsequently adopted at the February 12, 2009 Planning Commission [Resolution No. 17-09] in order to authorize the installation of an above-ground aviation fuel tank.

(2) **Current Proposal.** Modification No. 2 of Conditional Use Permit No. 8, Map No. 27 to widen the existing authorized 5,000-foot-long airstrip from 60-feet to 75-feet. Additional revisions are not proposed at this time. As previously authorized, the airstrip will be used primarily by crop dusting aircraft, with occasional use by the applicant's private corporate aircraft. The crop dusting aircraft will be used for the application of chemicals to approximately 10,000 acres to 12,000 acres of production orchards owned by the applicant. Fuel and chemical trucks will transport chemical material to the airstrip on a daily basis, as needed, and will not remain on site unless aircraft are present or using the facility. The existing airstrip is proposed to be expanded within an area adjacent to fields currently planted in 30-year-old almond trees. The airstrip will be uncontrolled and will operate under visual flight rules as regulated by the Federal Aviation Administration. Access will be provided from a 20-foot-wide access road which will connect the parking area with the existing parking area for Wonderful Pistachios and Almonds, Inc. facilities. Airplane use will be limited to daytime hours, and nighttime landings are not proposed. Water or sewage facilities are not required or proposed.

This document is being amended and recirculated to include the proposed widening of the existing private airstrip by approximately 15-feet, expanding the airstrip to 5,000-feet by 75-feet, in order to accommodate larger aircraft exceeding previously approved restrictions on wingspan, approach speed, and take-off weight. The existing and planned fixed-wing aircraft proposed to utilize the facility will consist of both agricultural aircraft (crop dusters) and a limited number of business aircraft intended to transport clients and/or business-related personnel from various locations for the purpose of conducting the farming, processing, packaging and sales operations of Wonderful Pistachios and Almonds' various commodities. In addition, this document is being amended to revise Mitigation Measure (3) which limits fixed-wing aircrafts permitted to use the runway. Furthermore, this document will be amended to reflect the updated 2020 CEQA Appendix G checklist in addition to updating applicant information due to the 2015 acquisition of Paramount Farms by Wonderful Pistachio and Almonds.

Reviewing Agencies Checklist

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

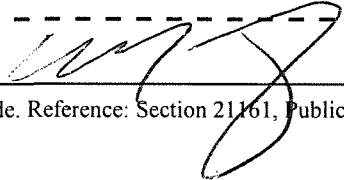
- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other <u>So. San Joaquin Arch. Info. Ctr.</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 1, 2020 Ending Date July 31, 2020

Lead Agency (Complete if applicable):

Consulting Firm: QK, Inc. ATTN: Jaymie Brauer Applicant: Wonderful Pistachios and Almonds, Inc.
Address: 5080 California Ave Address: 13646 Highway 33 (ATTN: Daniel Lee)
City/State/Zip: Bakersfield, CA 93309 City/State/Zip: Lost Hills, CA 93249
Contact: Jaymie Brauer Phone: 661-797-6505
Phone: 661-616-2600

Signature of Lead Agency Representative:  **Date:** July 1, 2020

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