

# Notice of Exemption

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of Merced  
2222 M Street  
Merced, CA 95340

**From:** Merced County  
2222 M Street  
Merced, CA 95340

**Project Title:** Conditional Use Permit No. CUP25-005- Nitricity Delhi, LLC

**Project Applicant:** Brad Brech

**Project Location:** Northeast corner of Pinewood Street and Collier Road in the Delhi area. (APN): 046-220-032 + 046-220-034

**Project City:** Delhi **Project County:** Merced County

**Project Description:**

A request to establish and operate a fertilizer production facility to produce plant-based organic fertilizers. The facility would operate within existing structures, which made up a former agricultural processing facility. Structures involved in the operation include a 12,000-square foot processing and storage building, a 12,000-square foot warehouse, a loading dock and covered canopy and office. The proposed project would upgrade and equip these structures to accommodate fertilizer production. Interior improvements include a storage for almond shells and installation of grinding and sieving stations and exterior improvements, which include the installation of mechanical equipment such as interconnected extraction tanks, an air purification system, a dedicated mixing and packaging area, and other utility upgrades.

**Name of Public Agency Approving Project:** County of Merced, Community & Economic Development Department

**Name of Person or Agency Carrying out Project:** Yaniri Piza, Planner I

**Exempt Status:**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 145269(b)(c));
- Categorical Exemption. State type and section number: Section 15301 ("Existing Facilities") and Section 15303 ("New Construction or Conversion of Small Structures")
- Statutory Exemptions. State code number: \_\_\_\_\_
- Other \_\_\_\_\_

**Reasons why project is exempt:**

See attachment.

**Lead Agency Contact Person:** Yaniri Piza, Planner I

**Area Code/Telephone/Extension:** (209) 385-7654 ext. 4587

**Signature & Date:** **Yaniri Piza**  
Digitally signed by Yaniri Piza  
Date: 2025.07.24 14:34:24 -07'00'

**Title:** Planner I

Date Received for filing:

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

**Reasons why project is exempt:**

The proposed project involves establishing a plant-based organic fertilizer production facility specializing in Ash Tea fertilizer. The facility would operate entirely within the existing structures of a former agricultural processing facility, which includes a 12,000-square-foot processing and storage building, a 12,000-square-foot warehouse, a loading dock with a covered canopy, and an office. The project would not construct any new buildings but would repair, retrofit, and upgrade the existing structures and associated utilities.

The existing buildings and structures would be improved and equipped to accommodate fertilizer production. Upgrades to the site and utilities would include the installation of processing equipment and supporting infrastructure, both on the interior and exterior of the buildings, to enable the storage and industrial processing of the final product. Improvements would include the construction of dry storage for almond shells, grinding and sieving stations, interconnected extraction tanks, an air purification system, and a dedicated mixing and packaging area. All improvements would remain within the existing facility footprint.

The proposed project would utilize and upgrade existing site utilities necessary to support fertilizer production, including electrical and water systems. Electrical infrastructure upgrades would be coordinated with Turlock Irrigation District (TID), and the facility would participate in TID's BGreen Energy program to ensure its power demand is met through renewable energy sources. Water usage would be significantly reduced compared to the previous agricultural processing operation.

The project would not result in a substantial change, expansion, or intensification of the property's use compared to the prior agricultural processing facility. Operations would remain agricultural industrial in character and confined to the existing facility footprint, with limited truck trips (fewer than two per day on average) and no increase in the building footprint or parking demand.