



Notice of Preparation Pistacchio Business Park Project Environmental Impact Report

To: Responsible Agencies and Trustee Agencies/Interested Organizations and Individuals
Subject: Environmental Impact Report for the Pistacchio Business Park Project
Date: 10/23/2026

Lead Agency Name and Address:	Contact Person and Phone Number:
Madera County 200 W. 4 th St. Suite 3100 Madera, CA 93637	Trevor Stearns Senior Planner (559) 675-7821 Ext. 3251

Madera County will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed Pistacchio Business Park Project (Project). The Madera County Community and Economic Development Planning Division is requesting information from interested parties as to the scope and content of the environmental information to be included in the EIR. If you represent an agency with statutory responsibilities in connection with the Project, your agency will need to use the EIR prepared by Madera County when considering issuance of permits or other approvals for the Project.

Due to the time limits mandated by State law, your written response to this Notice of Preparation (NOP) must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The response deadline is 11/22/2026. Please send your response to Trevor Stearns at the lead agency address shown above or via email at trevor.stearns@maderacounty.com.

A scoping meeting will be conducted by the County to receive public and agency input on the scope of environmental issues to be addressed in the EIR. The scoping meeting will be held on 11/12/2026, at 4:00 p.m. at the Madera County Government Center 200 W. 4th Street, Madera, Third Floor Hearing Room and virtually on Microsoft Teams.

Join: <https://teams.microsoft.com/meet/2854306309313404?p=z3FBf8R3sXoyLoQQZn>

Meeting ID: 285 430 630 931 340 4

Passcode: gh7y4Ch3

Project Title: Pistacchio Business Park Project

Project Location:

The Project site is an approximately 59-acre area composed of two contiguous parcels located in unincorporated Madera County, north of Avenue 18 ½ between Road 22 to the west and Apricot Lane to the east, as shown on Figure 1, "Project Location," of this NOP. The site is located within Section 32, Township 10S, Range 17E, Mount Diablo Base and Meridian (MDB&M), of the Berenda Quadrangle 7.5 Minute Series U.S. Geological Survey (USGS) map.





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Project Description:

Jeffrey T. Roberts on behalf of the property owner is the Project applicant and requests a General Plan amendment to change the land use designation of Assessor Parcel Numbers (APNs) 029-260-003 and 029-260-005 from Agricultural Exclusive (AE) to Light Industrial/Business Park (LI) and requests to change the zoning designation of the properties from Agricultural, Rural, Exclusive 40-acre (ARE-40) to Industrial, Urban or Rural, Light District (I-L). APN 029-260-003 is approximately 20 acres and APN 029-260-005 is approximately 39.12 acres.

The requested General Plan Light Industrial/Business Park (LI) land use designation provides for industrial parks, research and development, warehouses, light manufacturing, general commercial uses, professional offices, airports and airstrips, outdoor theaters, public and quasi-public uses, and similar and compatible uses, with a maximum floor-area-ratio of 0.50.

Pursuant to Madera County zoning code section 18.42.101(A), permitted uses within the requested I-L – Industrial, Urban or Rural, Light District are:

1. light industrial use;
2. general commercial establishment;
3. customer service establishment;
4. communication tower/wireless communications facility placed atop an existing structure, which will not increase the height of said structure above twenty additional feet, or exceed the height limit of this zone district, whichever is greater;
5. motel;
6. office; and
7. emergency shelter.

Additional uses are allowed within the I-L zone district with issuance of a Zoning Permit or Conditional Use Permit, however, the Project does not include a request for or issuance of a Zoning Permit or Conditional Use Permit.

The Project applicant has identified intended development of the properties as a business park, with eight buildings having a combined footprint area of 1,119,612 square feet (25.70 acres) providing for a mix of approximately 37 percent for warehousing and 63 percent for other uses consistent with the requested I-L zoning. The following buildings are identified by the applicant as the intended development on the properties:

- Building 1: 76,238.74 square feet (1.75 acres) for future light industrial use
- Building 2: 76,113.22 (1.75 acres) for future light industrial use
- Building 3: 111,618.47 square feet (2.56 acres) for future light industrial use
- Building 4: 111,595.42 square feet (2.56 acres) for future light industrial use
- Building 5: 123,200 square feet (2.83 acres) for future light industrial use
- Building 6: 123,200 square feet (2.83 acres) for future light industrial use
- Building 7: 84,000 square feet (1.93 acres) for future light industrial use
- Building 8: 414,046.09 square feet (9.51 acres) of warehousing





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The applicant further intends that the maximum height of buildings would not exceed 35 feet, whereas the I-L zoning allows for building heights of up to sixty (60) feet. The applicant intends to retain an existing approximately 2.0-acre ponding basin on APN 029-260-005, and proposes the construction of internal circulation roads, parking, sidewalks, curb and gutter, lighting and landscaping in accordance with County standards. Access is proposed to be from Road 22 and Avenue 18 ½. Roof-top solar panels are planned to be installed to offset energy consumption, and water and sewage treatment is anticipated to be provided to the site from an existing public utility system adjacent to the Project site.

It is anticipated that the Project would require the following approvals from Madera County:

- Certification of a Final EIR, and adoption of CEQA Findings of Fact, a Mitigation Monitoring and Reporting Program, and, if necessary due to significant and unavoidable environmental impacts, a Statement of Overriding Considerations,
- Approval of a General Plan amendment to change the General Plan land use designation of the Project properties to Light Industrial/Business Park (LI),
- Approval of a zone change to amend the zoning classifications of the Project properties to Industrial, Urban or Rural, Light District (I-L).
- Adoption or acceptance of a Water Supply Assessment verifying the adequacy of the Project's planned water supply.

Other governmental agencies from whom approvals for development of the Project may be required include:

Local

- San Joaquin Valley Air Pollution Control District

State

- None

Federal

- None

Environmental Issues to be Evaluated in the EIR:

Madera County has determined that an EIR will be prepared for the Project for compliance with CEQA. Potential impacts associated with the following environmental topics will be addressed in the EIR:



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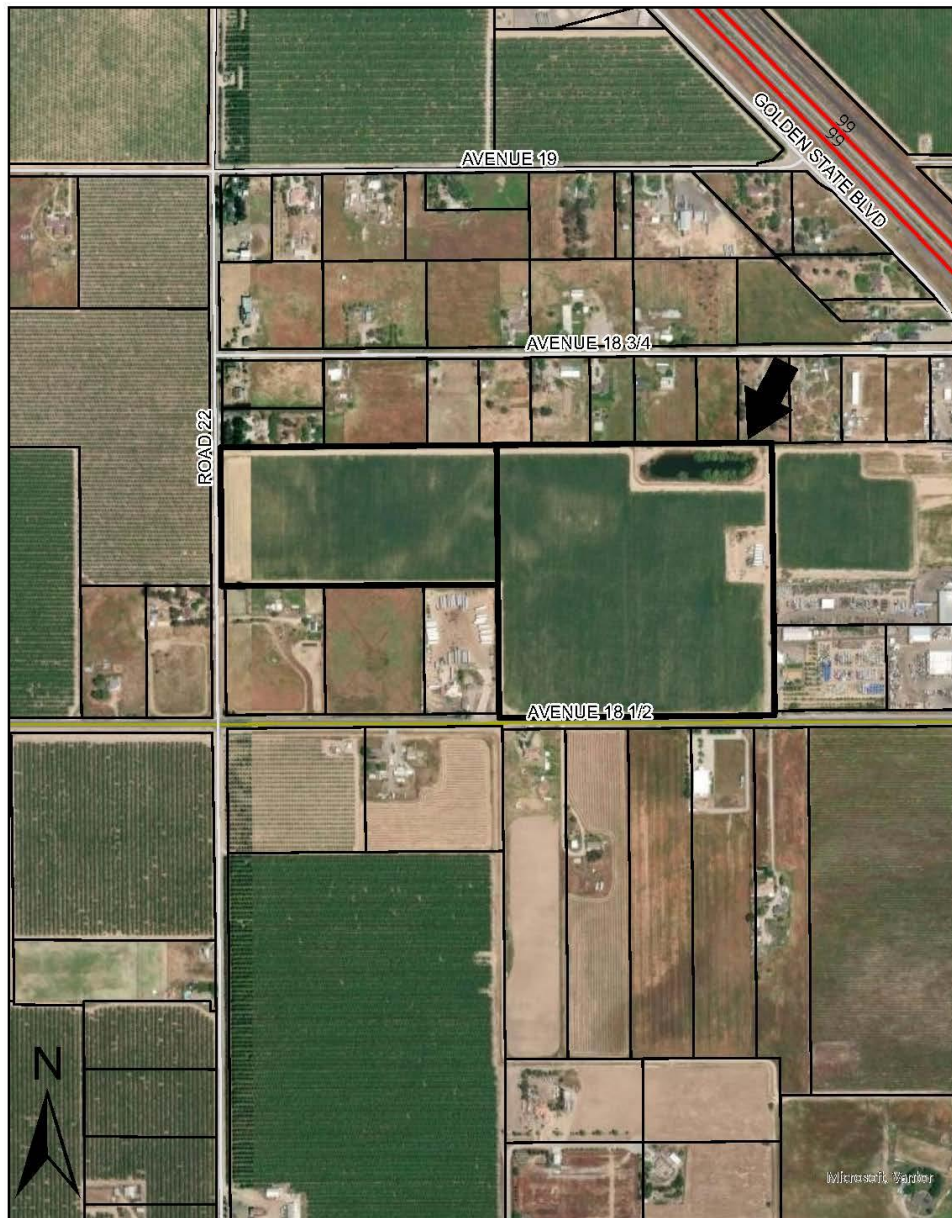
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems





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Project Location



AERIAL MAP

Source: Madera County GIS.