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: Pistacchio Business Park

Lead Agency: Madera County
Contact Person: Trevor Stearns
Mailing Address: 200 W. 4th Street, Suite 3100
Phone: 559-675-7821
City: Madera
Zip: 93637
County: Madera

Project Location: County: Madera
City/Nearest Community: Madera
Cross Streets: Avenue 18 1/2 and Road 22
Zip Code: 93637
Longitude/Latitude (degrees, minutes and seconds): 37 ° 01 ′ 13.6 ″ N / 120 ° 08 ′ 25.8 ″ W
Total Acres: 59
Assessor's Parcel No.: 029-260-003 and 005
Section: 32
Twp.: 10S
Range: 17E
Base: MDBM
Within 2 Miles: State Hwy #: 99
Waterways: NA
Airports: NA
Railways: NA
Schools: NA

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: _____

Local Action Type:

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

Development Type:

- [ ] Residential: Units _____ Acres _____
- [ ] Office: Sq.ft. _____ Acres _____ Employees _____
- [ ] Commercial: Sq.ft. _____ Acres _____ Employees _____
- [x] Industrial: Sq.ft. 1,119,612 Acres 25.7 Employees 80
- [ ] Educational: _____
- [ ] Recreational: _____
- [ ] Water Facilities: Type _____ MGD _____
- [ ] Transportation: Type _____
- [ ] Mining: Mineral _____
- [ ] Power: Type _____ MW _____
- [ ] Waste Treatment: Type _____ MGD _____
- [ ] Hazardous Waste: Type _____
- [ ] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agricultural Exclusive / Agricultural, Rural, Exclusive, 40-acre minimum

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

The Project parcels are currently designated Agricultural Exclusive (AE) in the Madera County General Plan and zoned Agricultural, Rural, Exclusive 40-acre (ARE-40). The applicant is requesting a General Plan Amendment to change the land use designation of the properties to Light Industrial/Business Park (LI), and is requesting to change the zoning to Industrial, Urban or Rural, Light District (I-L) in order to develop a business park with eight buildings/units. As identified by the applicant, the total building footprint square footage will be 1,119,612 sf (25.70 acres) with a mix of approximately 37 percent for warehousing and 63 percent for other Light Industrial uses.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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**".

x Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
x Caltrans District # 6
___ Caltrans Division of Aeronautics
x Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
x Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
x Fish & Game Region # 4
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
x Native American Heritage Commission

x Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
x Pesticide Regulation, Department of
x Public Utilities Commission
x Regional WQCB # 5
x Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
x SWRCB: Water Quality
x SWRCB: Water Rights
___ Tahoe Regional Planning Agency
x Toxic Substances Control, Department of
x Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date October 23, 2026 Ending Date November 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: ___
Address: ___
City/State/Zip: ___
Contact: ___
Phone: ___

Applicant: ___
Address: ___
City/State/Zip: ___
Phone: ___

Signature of Lead Agency Representative: Trevor Stearns Digitally signed by Trevor Stearns Date: 2026.10.22 16:53:48 -07'00' **Date:** 10/23/2026

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