



# County of Fresno

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

## NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION

A public hearing will be held on **ENVIRONMENTAL IMPACT REPORT NO. 8077** on the **S. STAMOULES, INC. PISTACHIO PROCESSING FACILITY PROJECT** for **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATIONS NO. 3709** and **VARIANCE APPLICATION NO. 4112** filed by **OPA Pistachio on behalf of Stamoules Produce Company** proposing to:

Allow the construction of a pistachio hulling, processing, and packing facility that would process pistachio crops from the property owner's surrounding area orchards and include huller buildings, a processing building containing pistachio processing equipment, propane-powered dryer areas, drive-over dump pit areas, and 50-foot-high storage silos, among other structures and work areas. The project site is located within the unincorporated western Fresno County, approximately eight miles southwest of the City of Mendota at the southwest corner of W. North Avenue and W. Panoche Road. The main facilities for the project would be developed on a 98-acre portion of a 316.22-acre parcel identified as Assessor's Parcel Number (APN) 019-150-64S located in the North half (1/2) of Section 26, Township 14 South, Range 13 East, Mount Diablo Basin and Meridian, Fresno County, California.

Additionally, the processed water from the facility will be conveyed via existing subsurface piping to irrigate approximately 3,740 acres of agricultural land owned by the owner and are located approximately two to six miles to the northeast of the project site approximately 9.7 mile south of the City of Firebaugh. Refer to the list of APNs included below, for the location of the processed water land application areas.

019-040-13S	019-040-25S	019-050-64S
012-180-19S	019-050-62S	019-040-23S
012-180-20S	019-040-14S	019-050-44S
019-040-28S	019-050-63S	
	019-040-22S	

Certify the Environmental Impact Report No. 8077, adopt the Mitigation Monitoring and Reporting Program, and take action on Unclassified Conditional Use Permit Applications No. 3709 and Variance Application No. 4112 with Findings and Conditions.

The Planning Commission hearing will be at **8:45 a.m.** on **January 25, 2024** (or as soon thereafter as possible) in Room 301, Hall of Records, 2281 Tulare Street (Tulare & "M" Streets), Fresno, CA.

The Agenda and Staff Reports will be on the Fresno County web site  
<https://www.fresnocountyca.gov/PlanningCommission>  
by Saturday, January 20, 2024, 6:00 a.m.

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible. For more information contact **Ejaz Ahmad**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4204**, email [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov).

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Department of Public Works and Planning

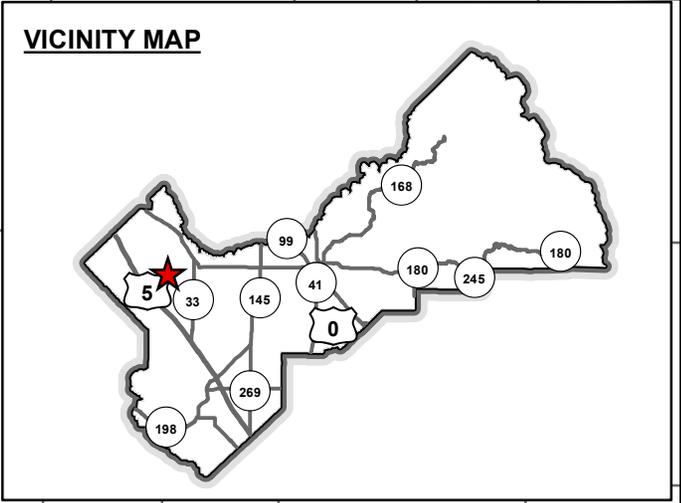
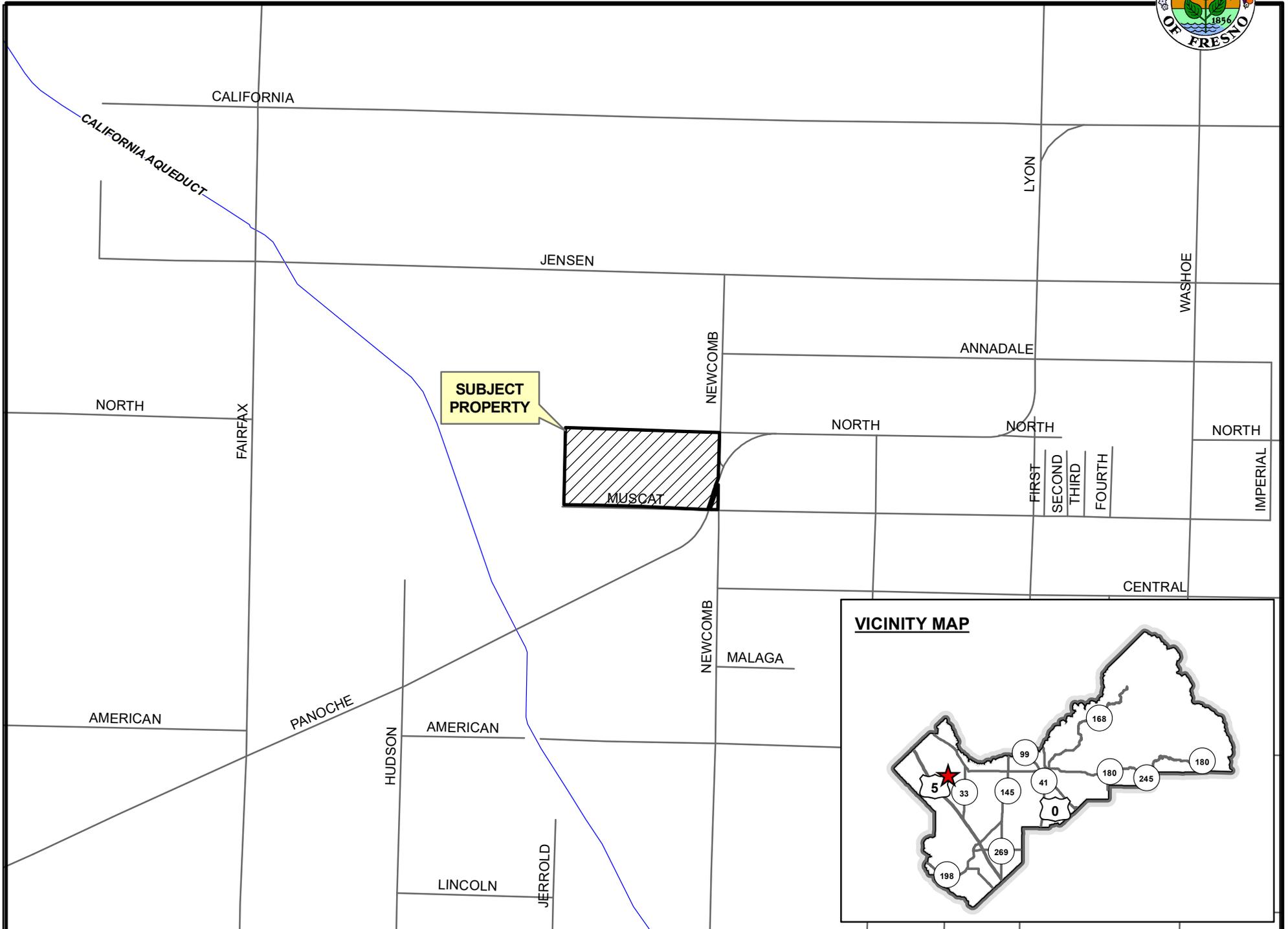
**NOTES:**

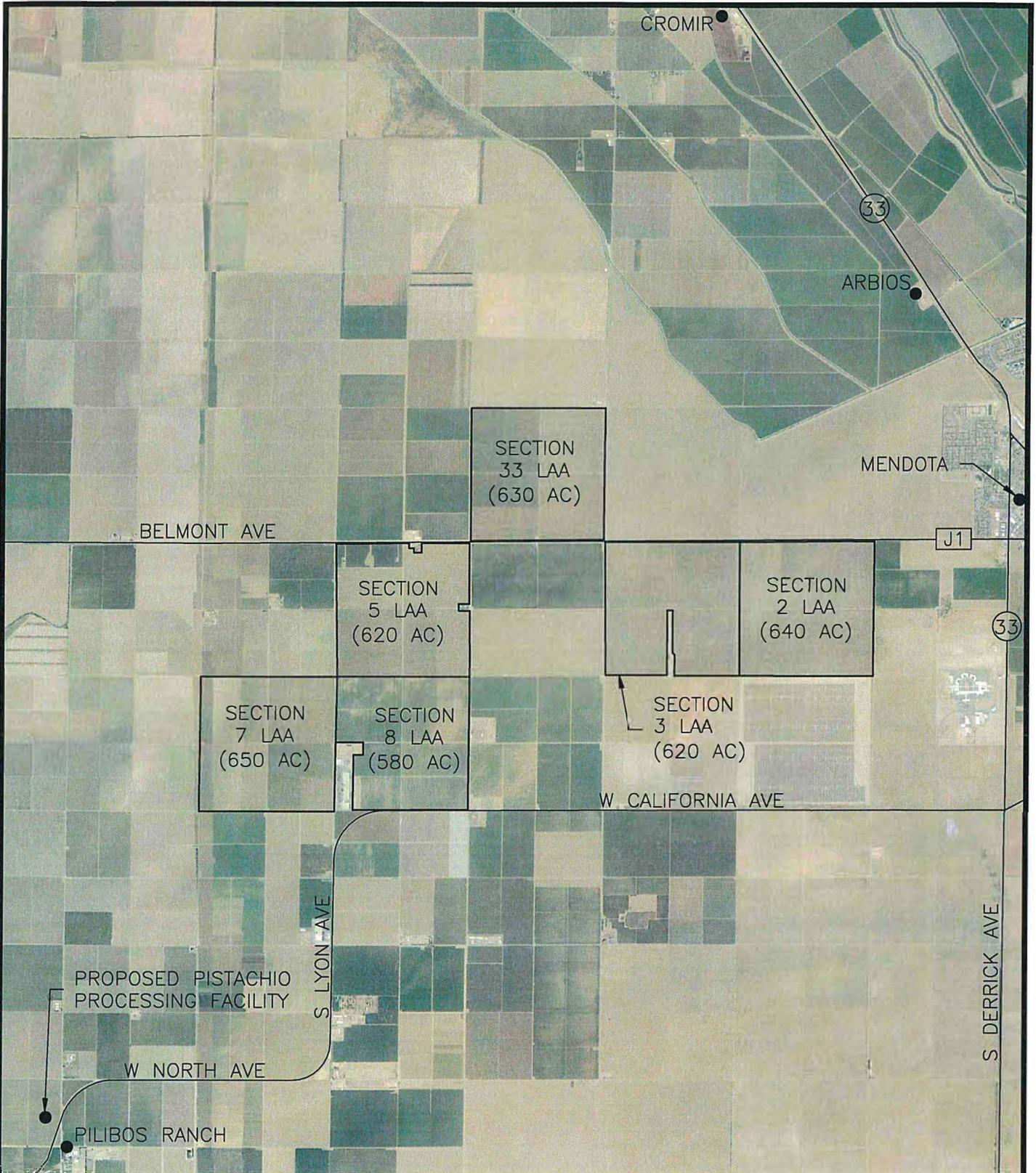
- Anyone may testify; please share this notice with your neighbors or anyone you feel may be interested.
- The Planning Commission will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Planning Commission, please submit these documents to the Department prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**SEE MAP ON REVERSE SIDE**

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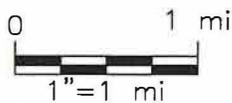
# LOCATION MAP





**EXPLANATION:**

LAA - LAND APPLICATION AREA  
 AC - ACRES



(SCALE AND LOCATIONS APPROXIMATE)

(SOURCE: Google Earth Pro Image September 2020, ©2021 Google™)

Figure 1. Site Location Map

PROJECT NUMBER: 2021210059	S. Stamoules Pistachio Processing Facility Conditional Use Permit Application: Projected Land Application Area
DATE: 5 '24 '2021	
DWG NO: 2020210059 F1.DWG	South Valley Engineers S. Newcomb Ave. APN 019-150-64S Mendota, California 93640
DWG BY: PROJECT MANAGER: 6NSG 10MSS	
REVISED:	

**VALLEY** SCIENCE AND ENGI