

E202310060304



County of Fresno

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

NOTICE OF AVAILABILITY
Draft Environmental Impact Report (EIR) for the
S. Stamoules, Inc. Pistachio Processing Facility Project
State Clearinghouse No. 2022070101
November 1, 2023

FILED
OCT 31 2023
TIME 1:30pm
FRESNO COUNTY CLERK
By _____ DEPUTY

LEAD AGENCY: Fresno County

PROJECT TITLE: S. Stamoules, Inc. Pistachio Processing Facility Project

PROJECT LOCATION: The project site is located in 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. See Figure 1, Regional Location Map. The main facilities for the project would be developed on 98-acre portion of a 316.2-acre parcel identified as Assessor's Parcel Number (APN) 019-150-64S and located in the North 1/2 of Section 26, Township 14 South, Range 13 East, Mount Diablo Basin and Meridian, Fresno County, California.

PROJECT DESCRIPTION: The proposed project would consist of construction a pistachio hulling, processing, and packing facility that would process pistachio crops from the property owner's surrounding area orchards. The proposed project facilities would occupy an area of approximately 98 acres adjacent to the northwesterly side of W. Panoche Road and would include huller buildings, a processing building containing pistachio processing equipment, propane-powered dryer areas, drive-over dump pit areas, and areas with 50-foot-high storage silos, among other structures and work areas.

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 located on the northwest corner of S. Newcomb Avenue and W. Muscat Avenue approximately 9.7 mile south of the City of Firebaugh. Refer to Figure 2, Project Vicinity Map, and 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 | |

E202310000304

S. Stamoules, Inc. Pistachio NOA
November 1, 2023 – Page 2

IDENTIFIED POTENTIAL ENVIRONMENTAL EFFECTS: The County of Fresno has prepared a Draft EIR to address the specific environmental effects of implementing the project. The Draft EIR identified the following potentially significant environmental issue areas requiring mitigation:

- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Agriculture and Forestry Resources
- Geology and Soils
- Hydrology and Water Quality

Additionally, the Draft EIR identified that no feasible mitigation measures were available for the following environmental issue area, resulting in a significant and unavoidable impact:

- Greenhouse Gas Emissions

PUBLIC REVIEW PERIOD/STATUS: A 45-day public review period will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on November 1, 2023 and end on December 18, 2023. Written comments should be sent to the following address by 5:00 p.m. on December 18, 2023. Please include the commenter's full name and address. Please submit comments to:

County of Fresno Department of Public Works and Planning
ATTN: Ejaz Ahmad 2220 Tulare Street, 6th Floor
Fresno, California 96721
Email: eahmad@fresnocountyca.gov

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft EIR are available for review at the following locations:

Fresno County Public Works and Planning Department:
2220 Tulare Street, Suite B - Plaza level
Fresno, California 93721

Fresno County Main/Central Library:
2420 Mariposa Street
Fresno, California 93721

Fresno County Library Mendota Branch Library:
1246 Belmont Avenue
Mendota, California 93640

The Draft EIR may be reviewed on the County's project website at:

<https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use/environmental-impact-reports/eir-8077-s-stamoules-inc-pistachio-processing-facility-project>

Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the Public Works and Planning Department.

E202310000304

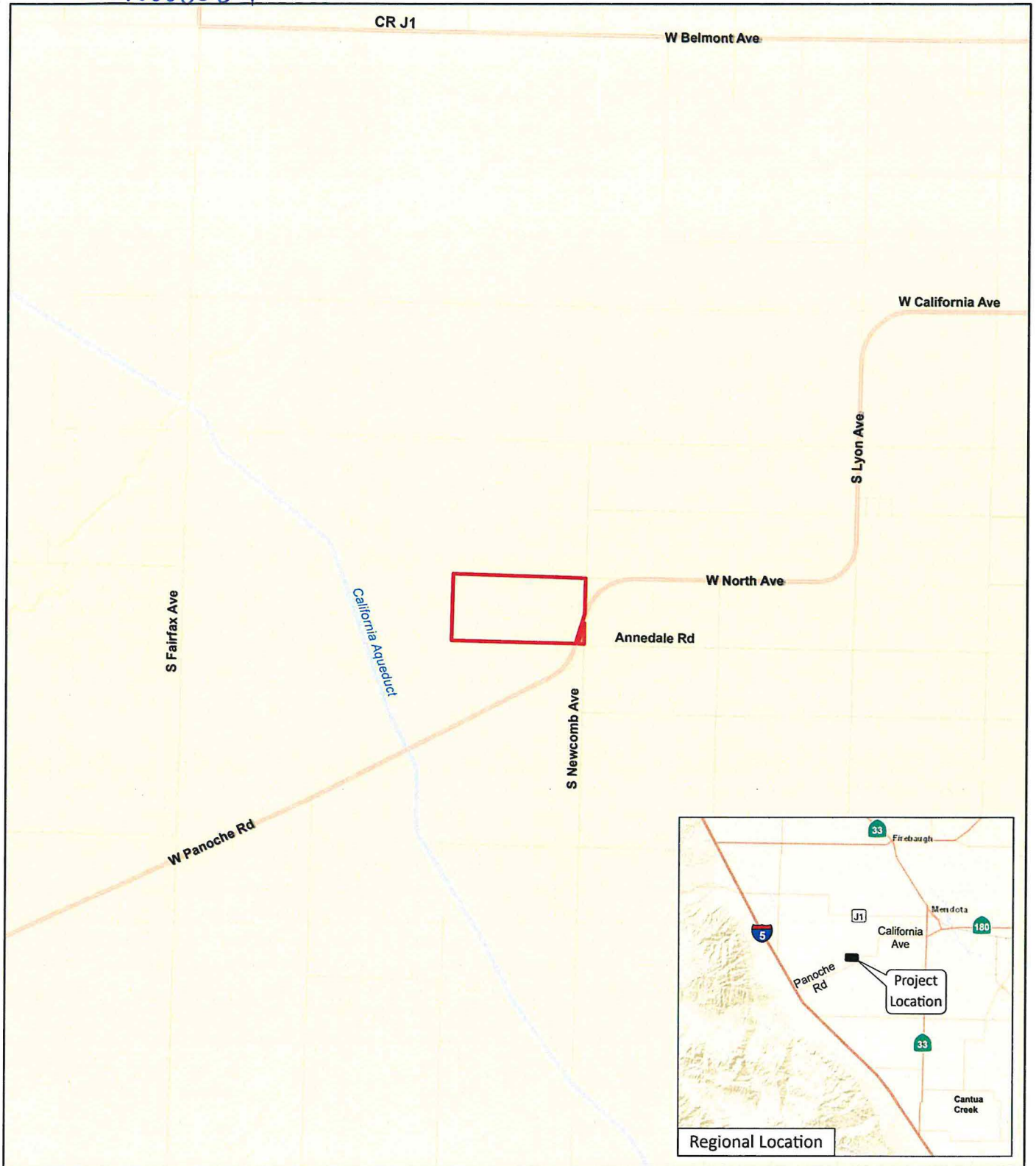


FIGURE 1

LSA

LEGEND

 Project Site



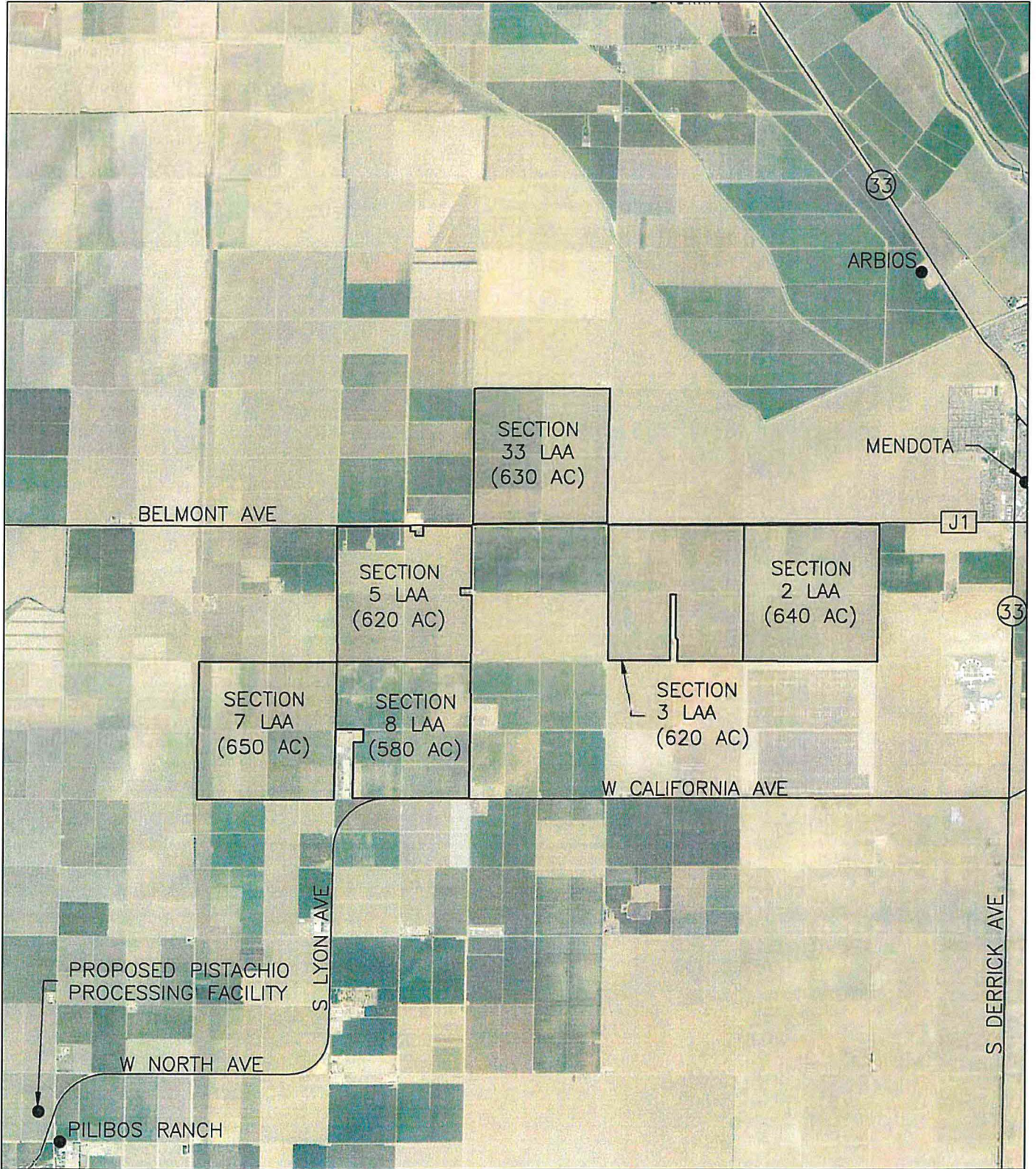
0 0.5 1
MILES

SOURCE: Esri World Street Map.

J:\CFF2201\GIS\Pro\S Stamoules, Inc Pistachio Processing Facility Project\S Stamoules, Inc Pistachio Processing Facility Project.aprx (10/12/2023)

S. Stamoules, Inc. Pistachio Processing Facility Project
Fresno County, California
Regional Location Map

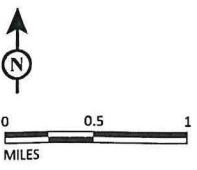
E202310000304



LSA

LEGEND
 LAA - Land Application Area
 AC - Acres

FIGURE 2



SOURCE: Valley Engineering
 I:\CFF2201\G\Vicinity_Map.ai (10/17/2023)

S. Stamoules, Inc. Pistachio Processing Facility Project
 Project Vicinity Map