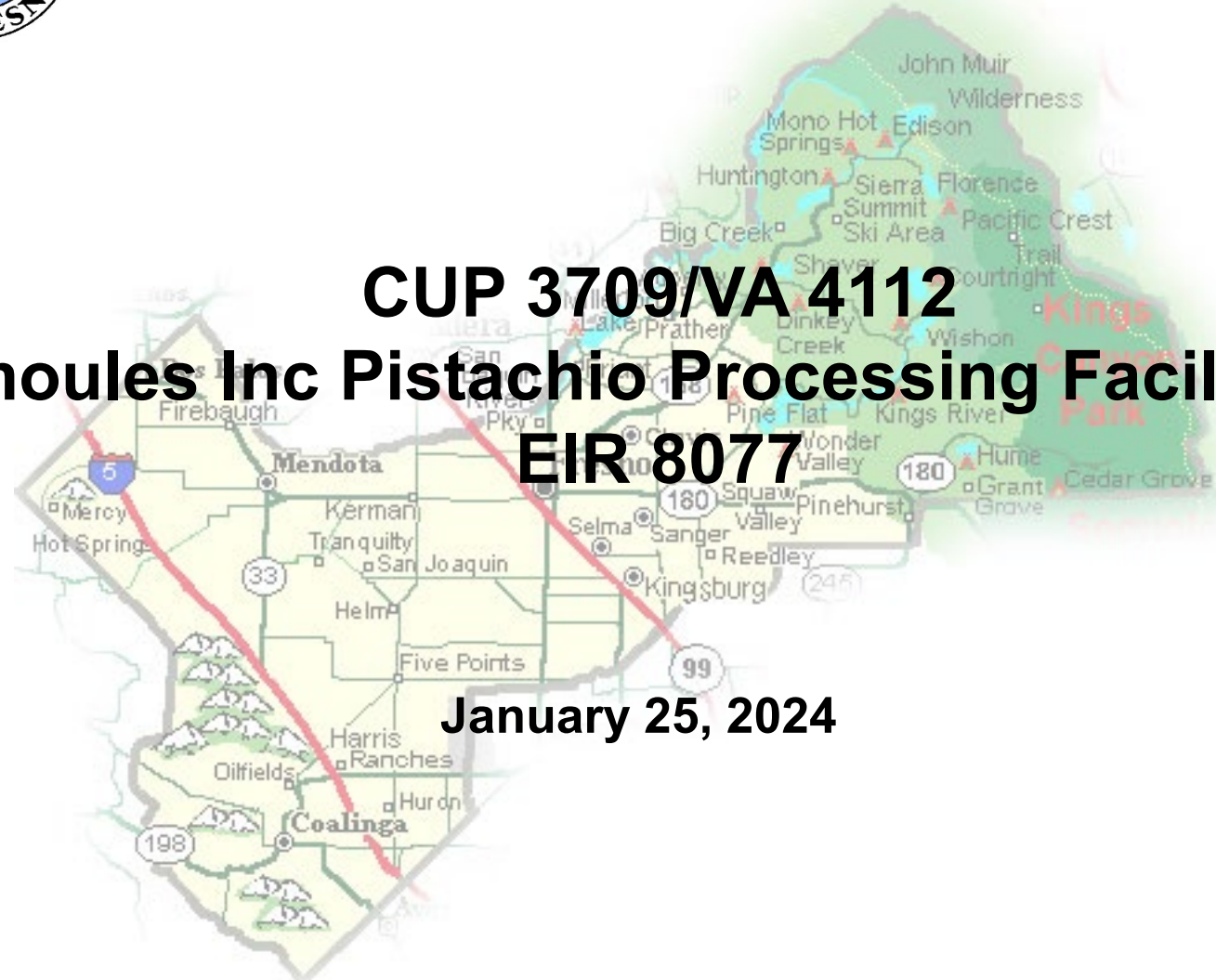




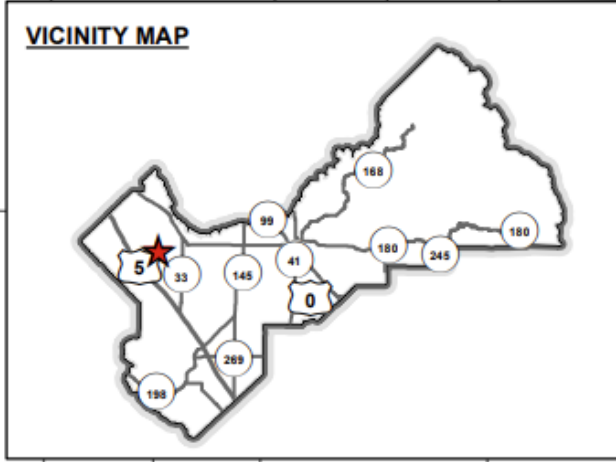
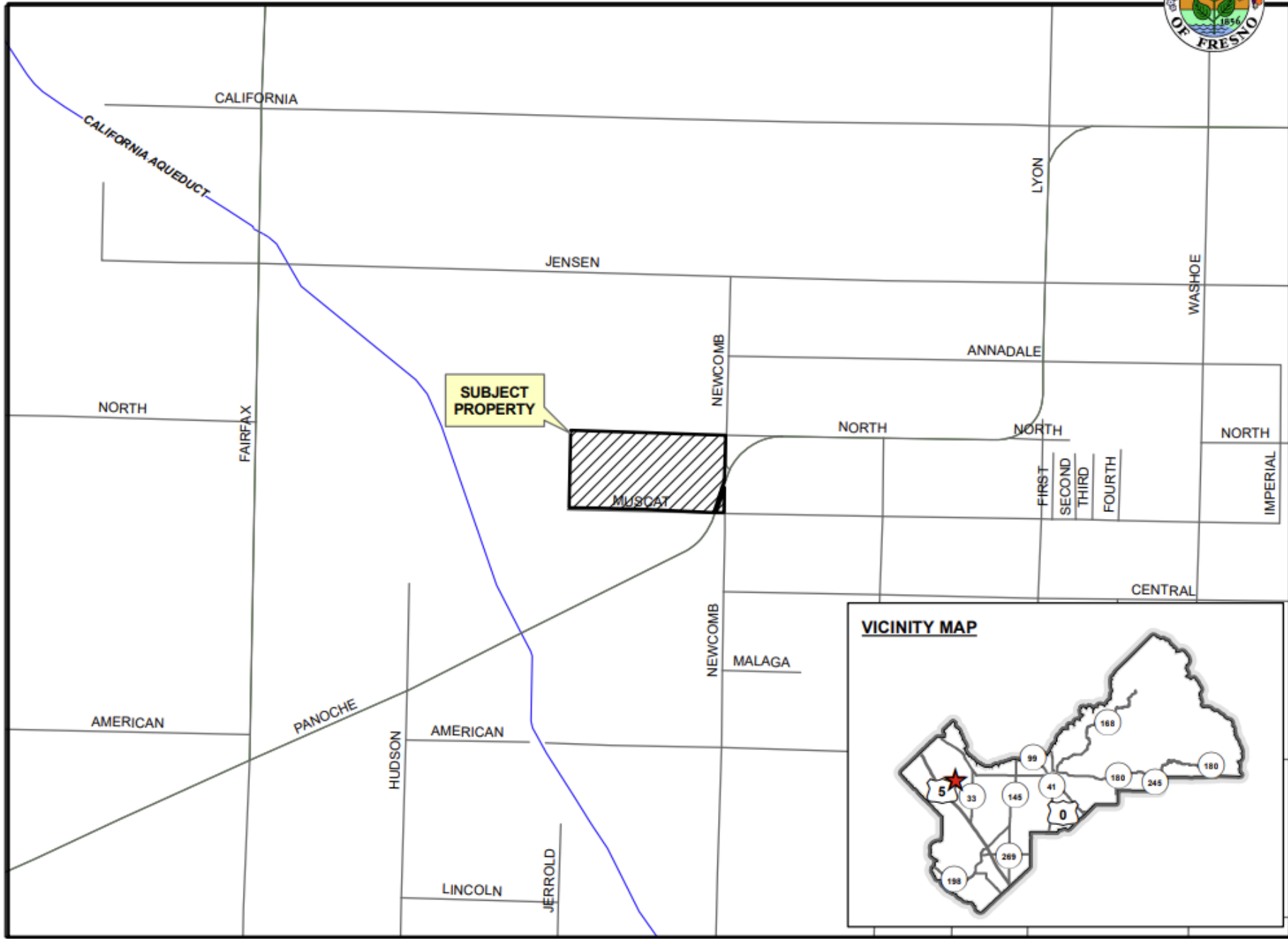
**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**CUP 3709/VA 4112**  
**S. Stamoules Inc Pistachio Processing Facility Project**  
**EIR 8077**

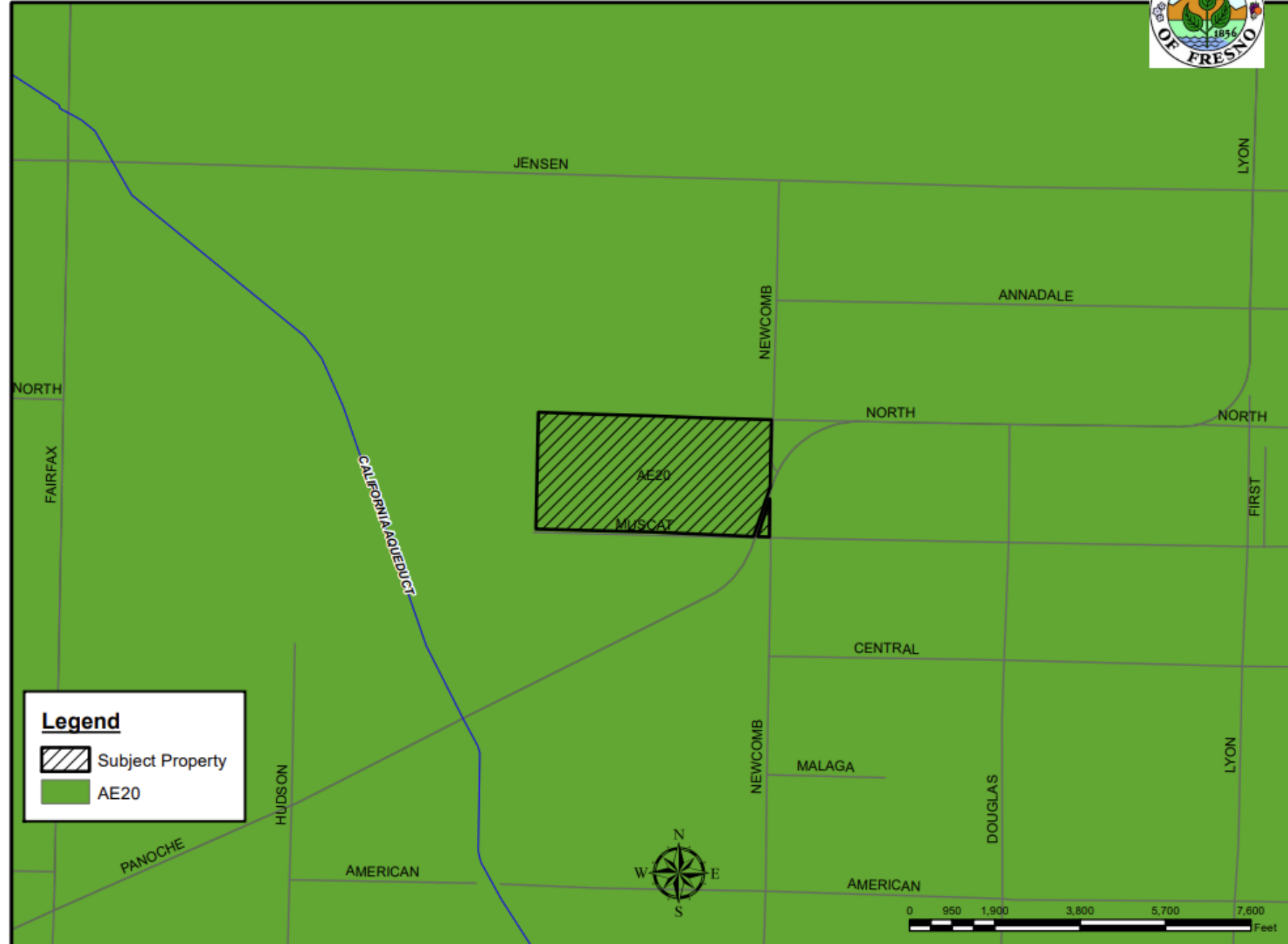


**January 25, 2024**

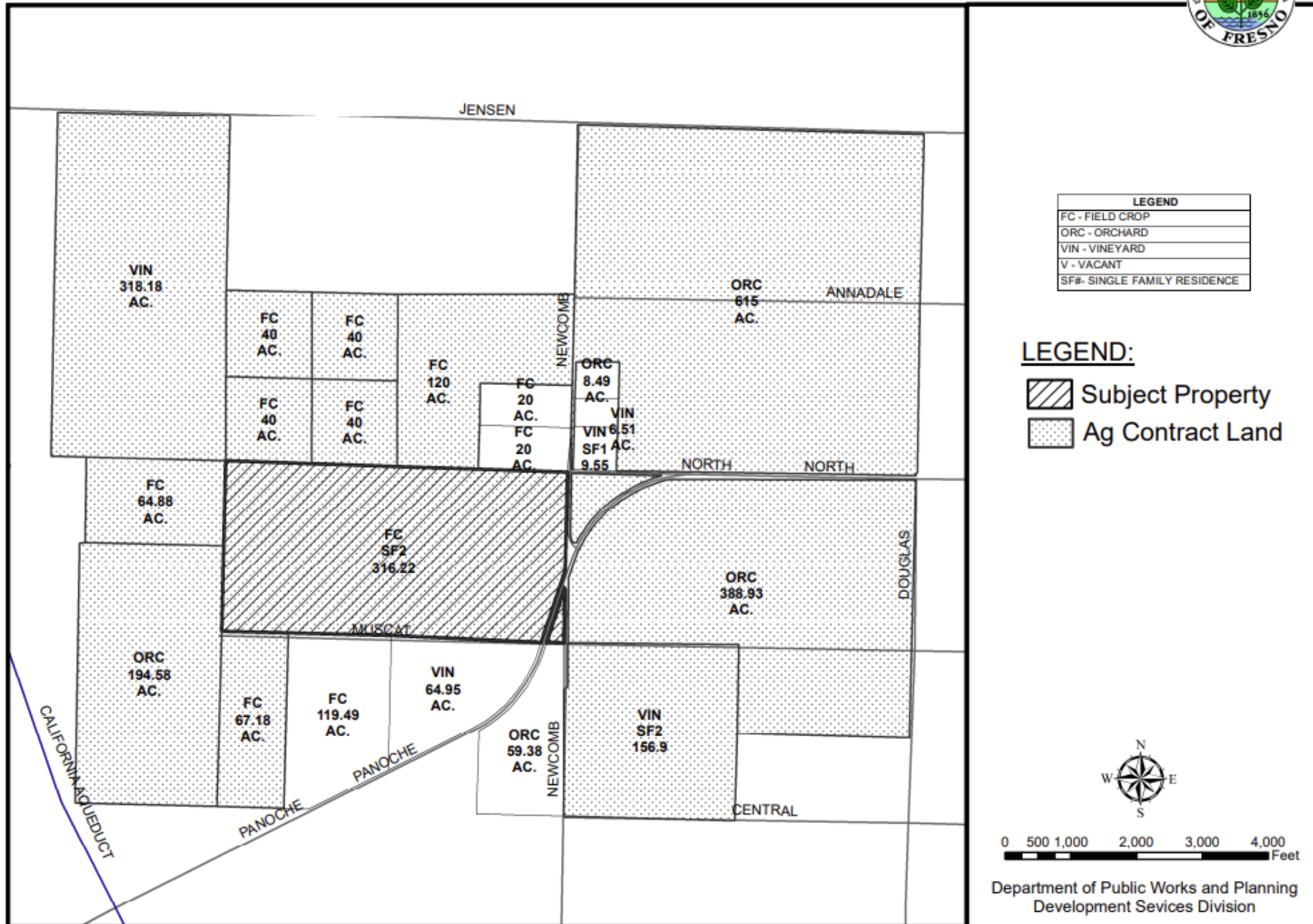
# LOCATION MAP



# EXISTING ZONING MAP



# EXISTING LAND USE MAP



- Buhler Country Store
- Cardella Winery

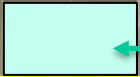
Farmland To Receive  
Processed Water From  
Project Site via Existing  
Sub-surface Piping  
System



**PROJECT SITE**  
316.2 acres

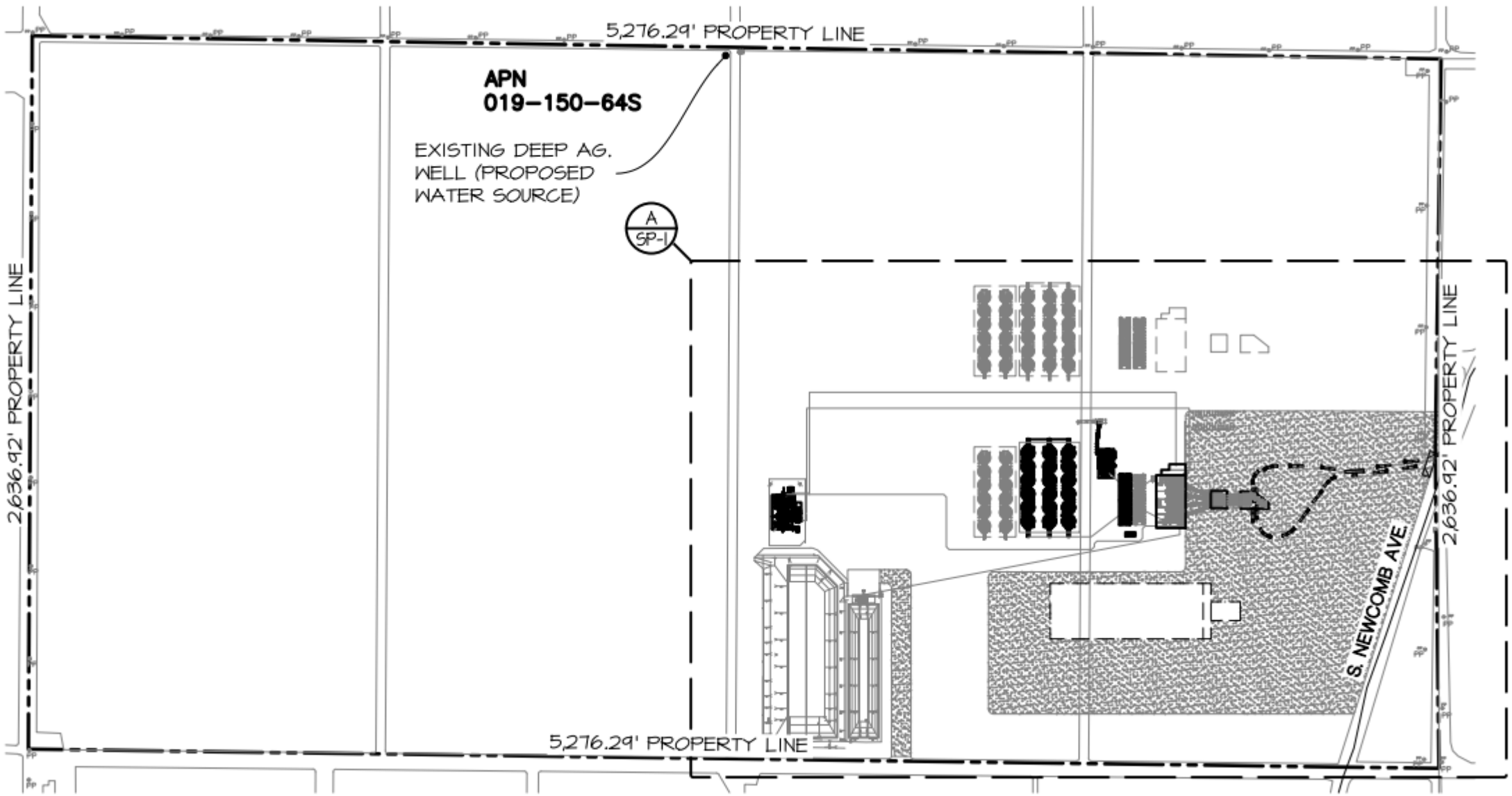


Pistachio  
Processing Facility  
Area  
98 acres

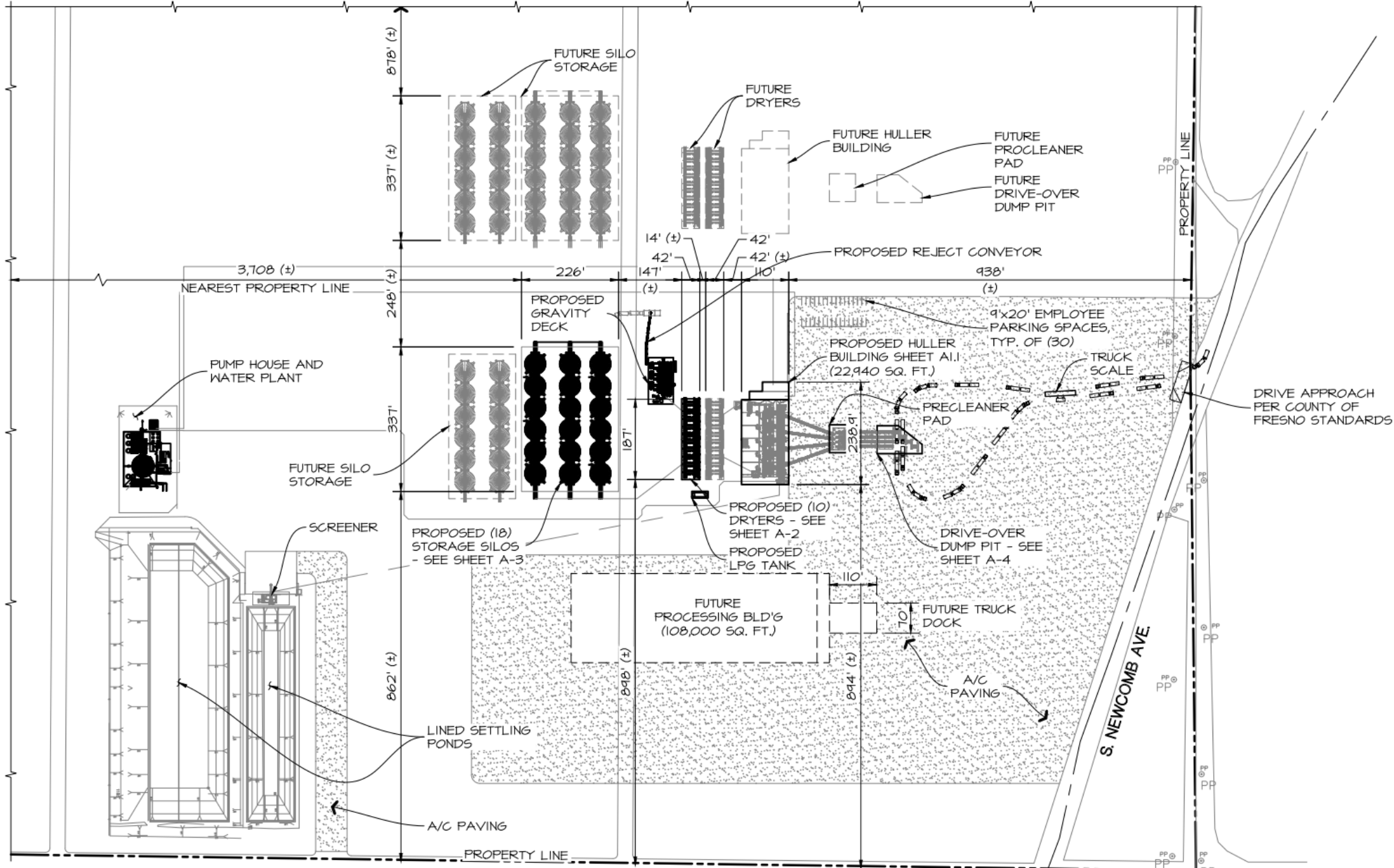


Pinos Ranch

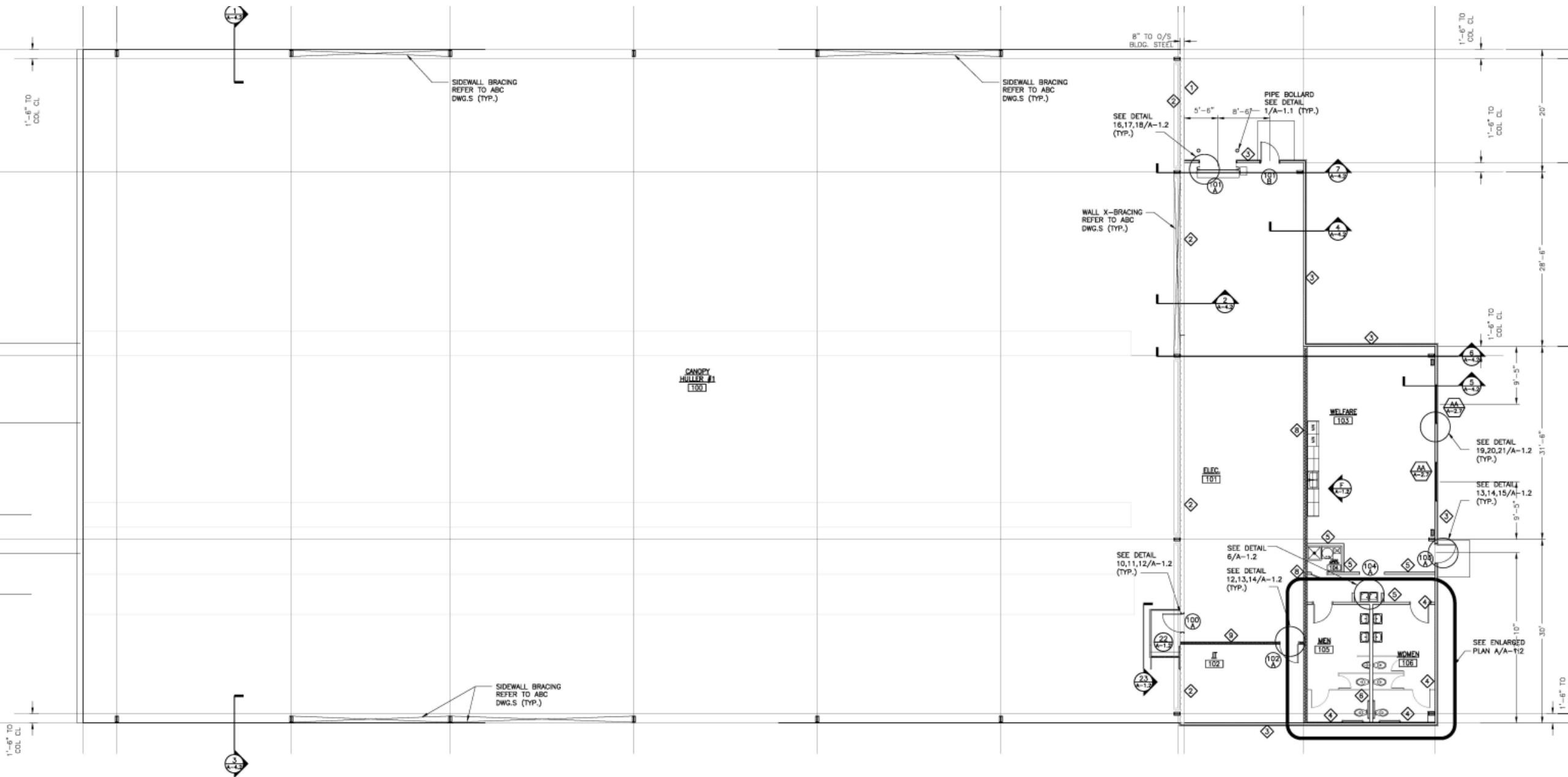




**OVERALL SITE PLAN**

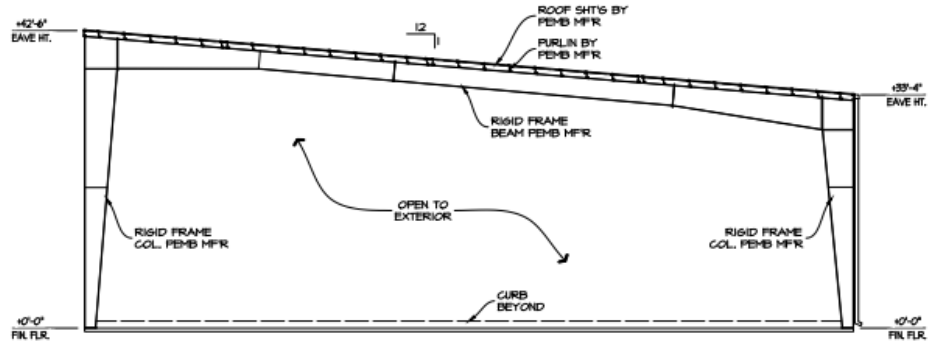


**PARTIAL SITE PLAN**



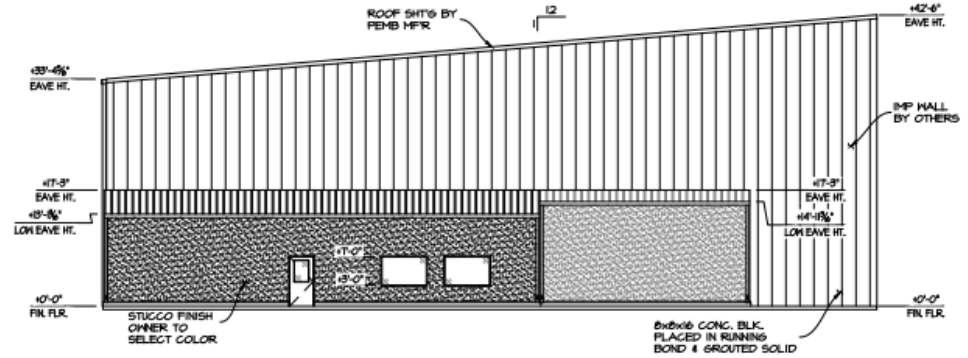
**FLOOR PLAN -HULLER BUILDING**





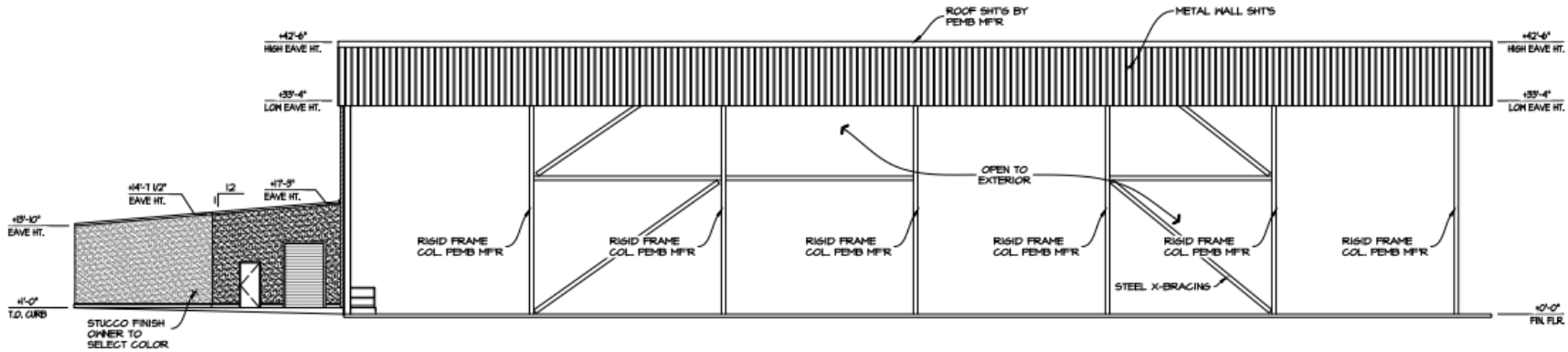
**SOUTH  
EXTERIOR ELEVATION**

3/32" = 1'-0"



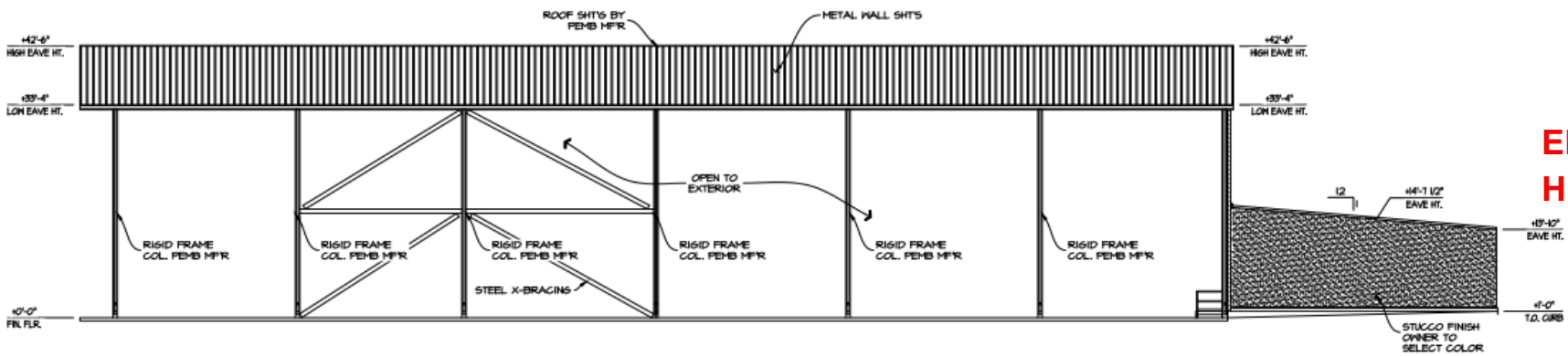
**NORTH  
EXTERIOR ELEVATION**

3/32" = 1'-0"

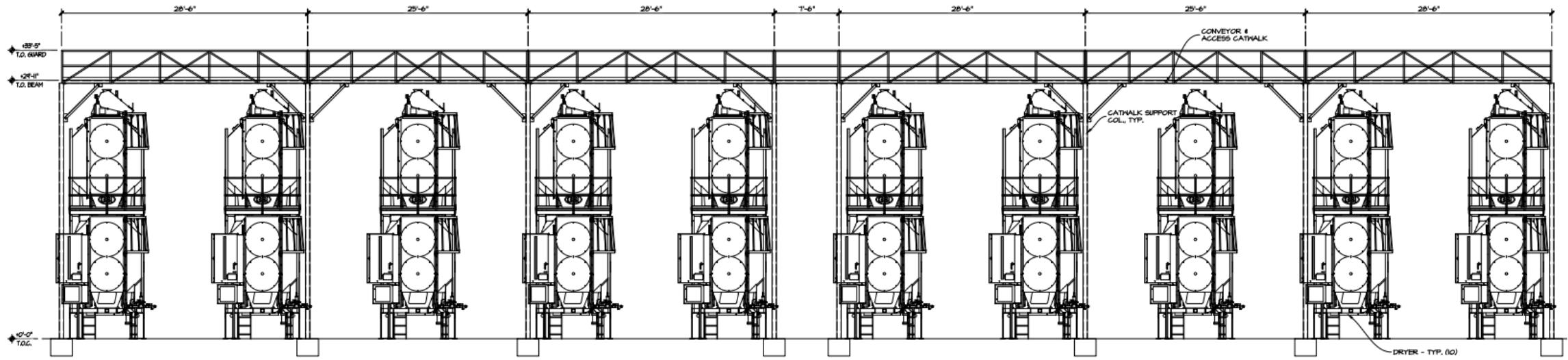


**WEST  
EXTERIOR ELEVATION**

3/32" = 1'-0"

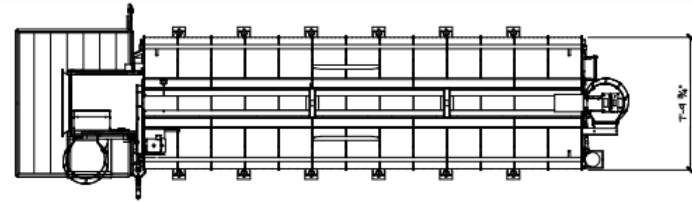


**ELEVATION –  
HULLER BUILDING**

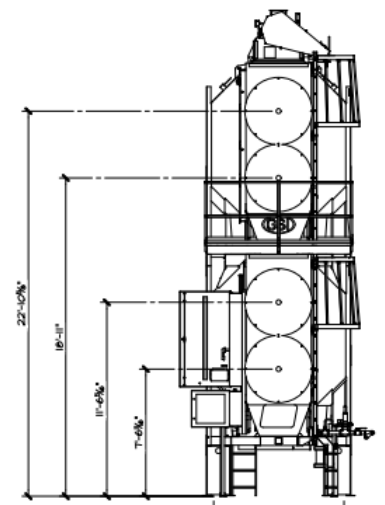


DRYER & CATWALK ELEVATION

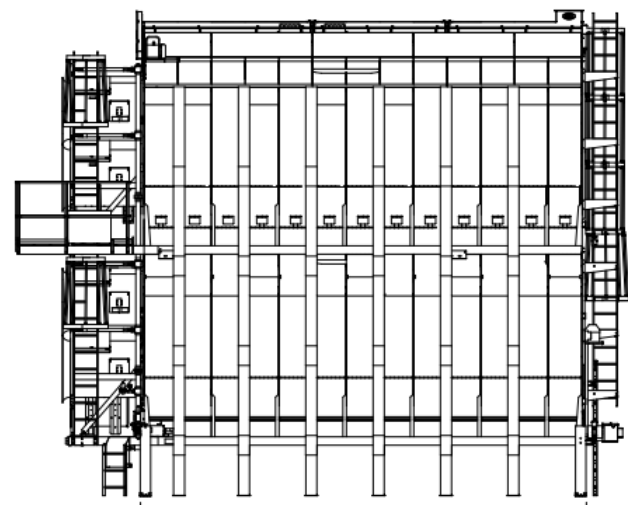
3/16" = 1'-0"



TOP VIEW

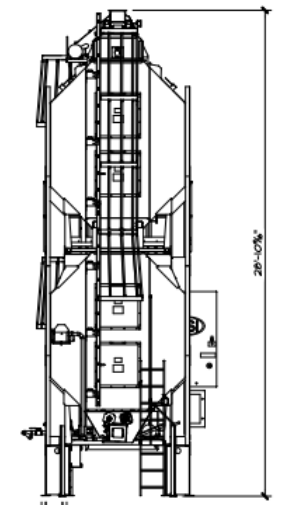


RIGHT SIDE VIEW



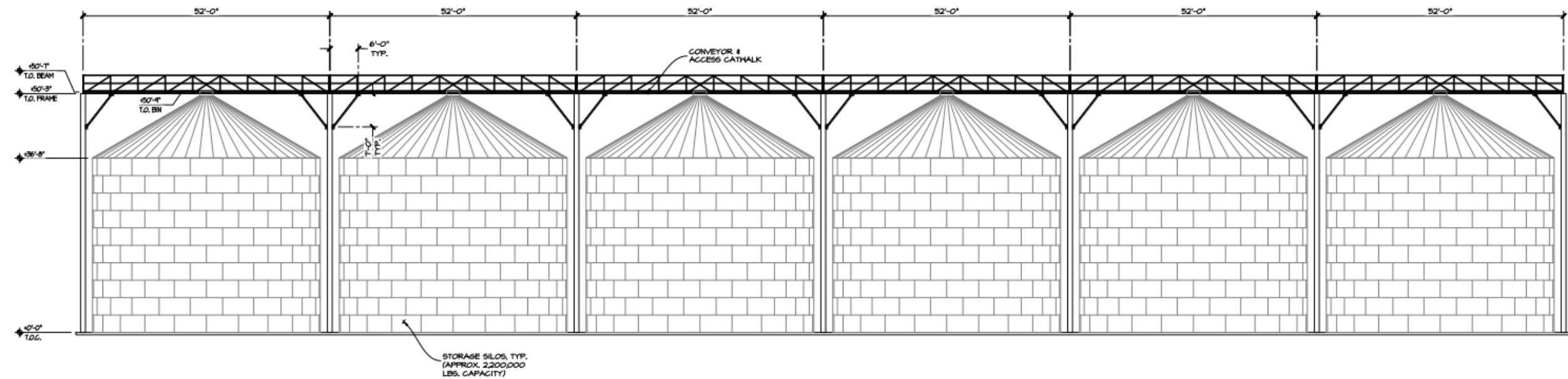
FRONT VIEW

DRYER LOADS  
EMPTY WT. 26,000 LBS.  
OPG WT. 76,000 LBS.



LEFT SIDE VIEW

**DRYERS**



## SILO ELEVATION

## **Adequate Size & Shape**

1. *That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls, and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood;*

## **Adequate Streets & Highways**

2. *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;*

## **Not Adverse Effect on Neighborhood**

3. *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof; and*

## **Consistent with General Plan**

4. *That the proposed use is consistent with the Fresno County General Plan.*

## **Conditions are Necessary for Public Welfare**

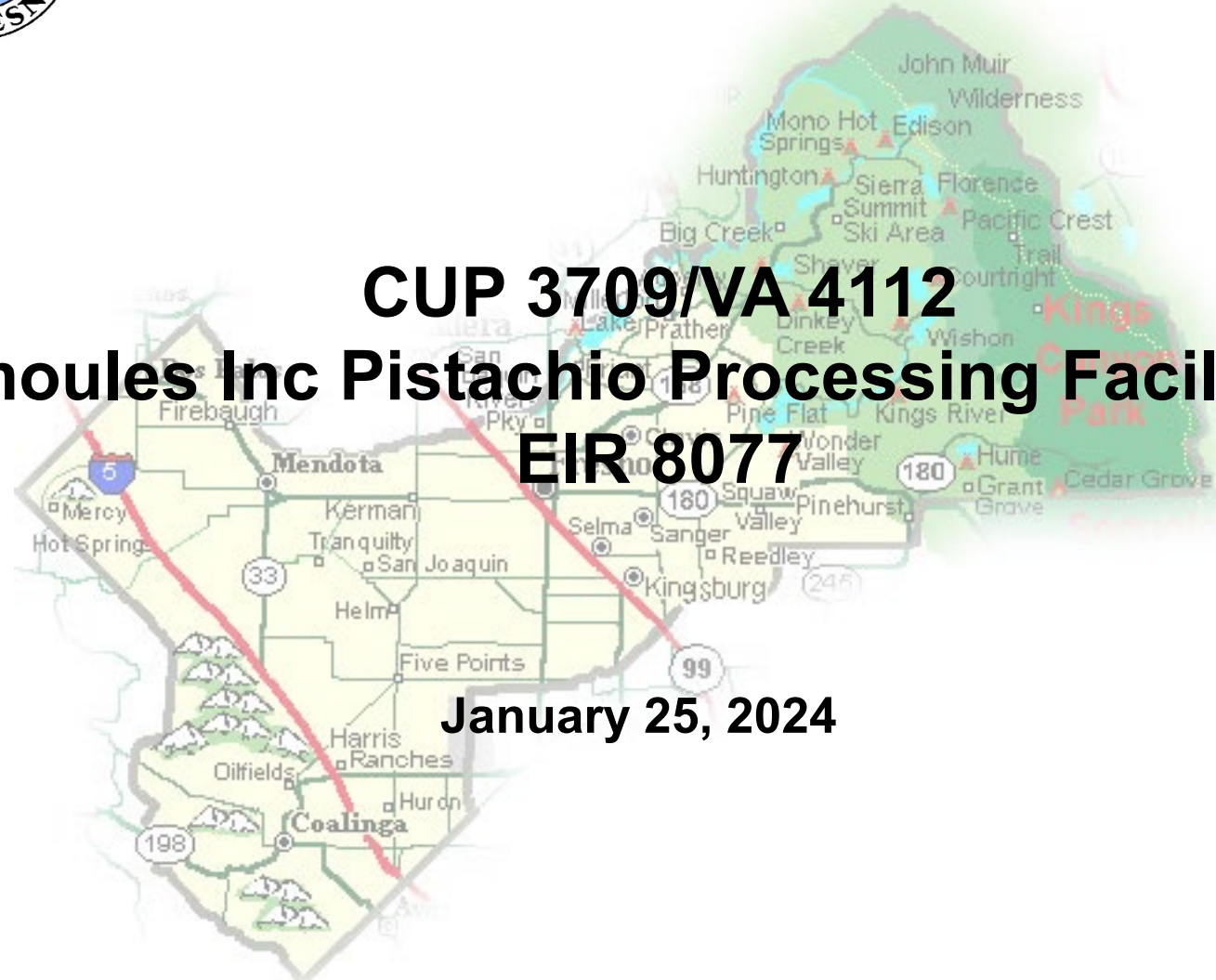
5. *That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.*

<b>Findings For Variance</b>	<b>Description</b>	<b>Findings Met</b>
1	<b>Exceptional or extraordinary circumstances or conditions</b>	YES
2	<b>Necessary for the preservation and enjoyment of a substantial property right of the applicant</b>	YES
3	<b>No adverse effect on surrounding neighborhood</b>	YES
4	<b>Not contrary to the objectives of the General Plan</b>	YES



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**CUP 3709/VA 4112**  
**S. Stamoules Inc Pistachio Processing Facility Project**  
**EIR 8077**



**January 25, 2024**

Write a description for your map.

**Legend**

-  Buhler Country Store
-  Cardella Winery



Untitled Map  
Write a description for your map.

Legend

Google Earth

Google Earth  
700 ft







NESCOMB ROAD

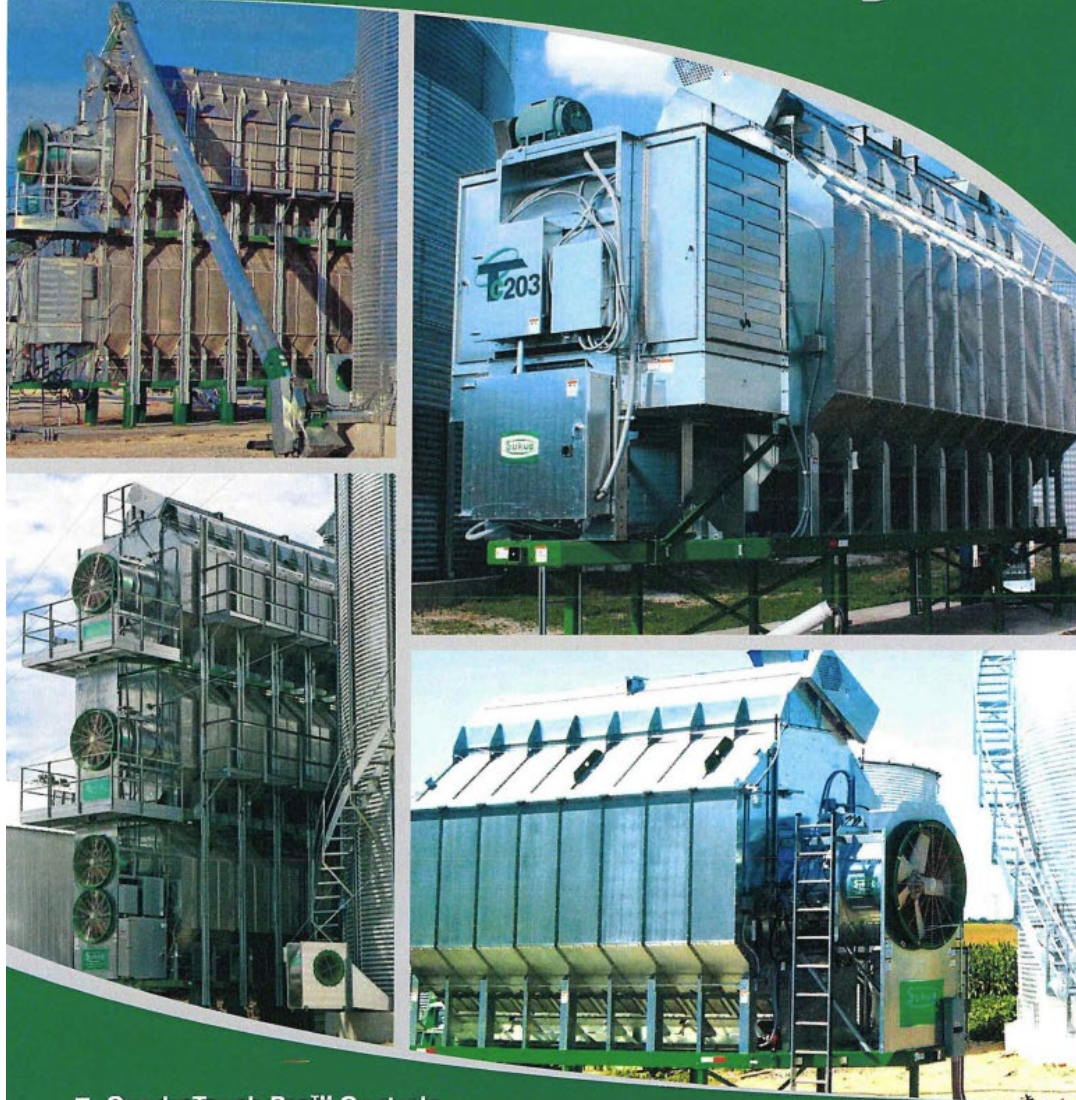
PANOCHÉ ROAD

NEWCOMB ROAD



REF. 4

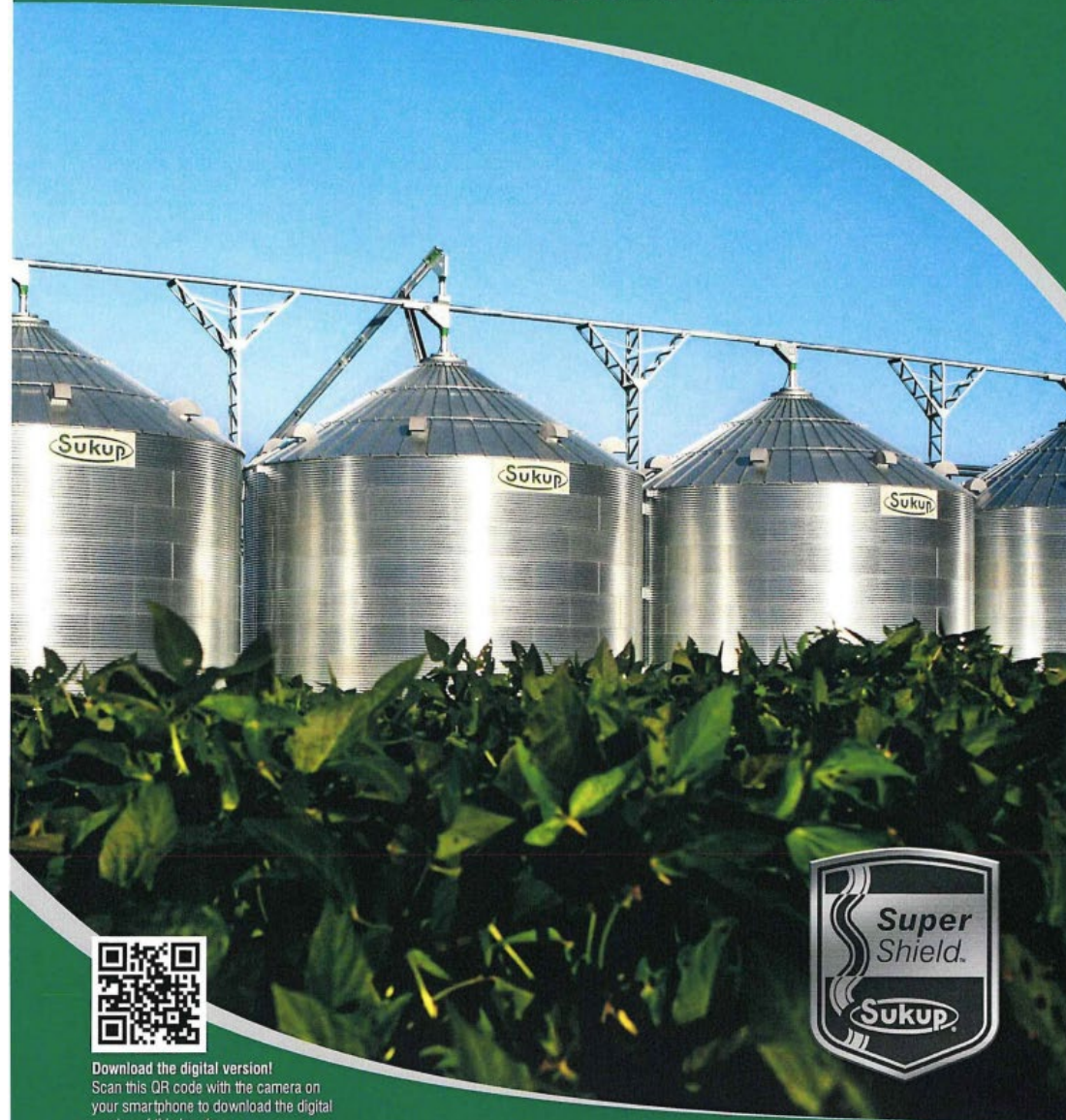
# CROSS FLOW Grain Dryers



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- Accurate Moisture Sensing
- Exclusive Quad Metering Rolls
- Exclusive Grain Cross-Over™ System on Stacked Dryers



# Grain Bins



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Farm • Commercial • Hopper Bottom



**SILOS**



**SILOS**

EIR 8077 18 SurPOs by 5280 feet	APN: 019-150-64S	6/29/2022		61
STEFANOPOULOS ATHANASIOS & PAGONA		2140 W ALLUVIAL	FRESNO CA 93711	
THEODORA KALOFONOU LLC		904 S LYON	MENDOTA CA 93640	
STEFANOPOULOS ELENA		2140 W ALLUVIAL	FRESNO CA 93711	
GRAMIS EVAN		7645 N VAN NESS	FRESNO CA 93711	
STEFANOPOULOS DIONYSOS DANIEL		904 S LYON	MENDOTA CA 93640	
STEFANOPOULOS PAGONA		2140 W ALLUVIAL	FRESNO CA 93711	
ARMAS JAMES TRUSTEE		39984 W NORTH AVE	MENDOTA CA 93640	
PILIBOS SISTERS INC		2141 TUOLUMNE #A	FRESNO CA 93721	
PILIBOS LUCILLE TRUSTEE	PILIBOS SARAH TRUSTEE	2141 TUOLUMNE #A	FRESNO CA 93721	
GKB		5434 W KAMM	CARUTHERS CA 93609	
GOWENS KEVIN W TRUSTEE		36278 W SHAW	FIREBAUGH CA 93622	
CARDELLA RODNEY J TRS	CARDELLA RODNEY J TRUSTEE ETAL	39984 W NORTH AVE	MENDOTA CA 93640	
SAGOUSPE FAMILY ORCHARDS II LLC	C/O J P SAGOUSPE III	259 I ST	LOS BANOS CA 93635	
BATTH CHARANJIT SINGH TRUSTEE		5434 W KAMM	CARUTHERS CA 93609	
STEFANOPOULOS CHRISTOPHER SPERO	STEFANOPOULOS ELENA ETAL	904 S LYON	MENDOTA CA 93640	
PAPPAS FAMILY RANCHES I LP	C/O G PAPPAS	695 W CROMWELL #105	FRESNO CA 93711	
STEPHEN INVESTMENTS INC	C/O S PILIBOS	2141 TUOLUMNE #A	FRESNO CA 93721	
STEFANOPOULOS DIONYSOS	STEFANOPOULOS CHRISTOPHER SPERO	904 S LYON	MENDOTA CA 93640	
OPA Pistachio		904 S. Lyon Ave	Mendota, CA 93640	O/A
Dirk Poeschel Land Development Services, Inc.		923 Van Ness Avenue	Fresno, CA 93721	R
DOWNEY BRAND LLP		621 CAPITOL MALL, 18TH FL	SACRAMENTO CA 95814	Special Interest
MAYA SMITH	ADAMS BROADWELL JOSEPH & CARDOZO	601 GATEWAY BLVD, ST 1000	SAN FRANCISCO, CA 94080	Special Interest
CHRIS ACREE, DUMNA WO WAH		262 N. GLENN AVENUE	FRESNO, CA 93701	Special Interest
KINGS BASIN WATER AUTHORITY		4886 E. JENSEN AVE	FRESNO, CA 93725	Special Interest
LABORERS INTL UNION OF N. AMERICA, LOCAL UNION 294		1939 HARRISON ST., STE 150	OAKLAND, CA 94612	Special Interest
NAVFACSW INTERGOVERNMENTAL BRANCH		1220 PACIFIC HWY	SAN DIEGO, CA 92132	Special Interest
ROBERT LEDGER, DUMNA WO WAH		2191 W. PICO AVENUE	FRESNO, CA 93705	Special Interest
TABLE MOUNTAIN RANCHERIA		P.O. BOX 410	FRIANT, CA 93626	Special Interest
Lozeau Drury, LLP- R. Drury, M. Lozeau, T. Rettinghouse, S.Osborne, H. Hughes		1939 HARRISON ST., STE 150	OAKLAND, CA 94612	Special Interest
Heather Airey, Picayune Rancheria of the Chukchansi Indians		P. O. Box 2226	Oakhurst, CA 93644	Special Interest Added
Ruben Barrios, Santa Rosa Rancheria Techi Yokut Tribe		P. O. BOX 8	LEMOORE, CA 93245	Special Interest Added

