

## Notice of Preparation of a Draft Environmental Impact Report

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**Date:** September 14, 2020

**To:** Responsible Agencies, Interested Parties and Organizations

**Subject:** Notice of Preparation of Environmental Impact Report No. 7896 for the Kamm Avenue Pistachio Processing Plant Project (Conditional Use Permit Application No. 3685 and Variance Application No. 4085)

**Lead Agency:** County of Fresno

**Project Applicant:** Kamm Avenue Pistachio Processing, LLC

**Contact:** David Randall, Senior Planner  
County of Fresno – Department of Public Works and Planning  
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**Notice is Hereby Given:** The County of Fresno (County) is the Lead Agency on the below-described Kamm Avenue Pistachio Processing Plant Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the County is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

**Project Title:** Kamm Avenue Pistachio Processing Plant

**Project Location:** The proposed Project would be located on two parcels totaling approximately 315.8 acres, located on the south side of Kamm Avenue, approximately one mile west of Highway 33, and approximately 4.0 miles east of Interstate 5 in the western portion of unincorporated Fresno County. The proposed site would be built on portions of Assessor's Parcel Numbers 38-030-17S and 038-300-30S. The unincorporated community of Three Rocks, a U.S. Census designated place, is located approximately 1.5 miles to the southeast of the proposed Project site. See Figure 1 – Regional Location Map and Figure 2 – Project Vicinity Map.

**Project Description:** Kamm Avenue Pistachio Processing, LLC (Applicant) is proposing to construct and operate a pistachio processing facility to process nuts from nearby orchards. The Applicant proposes to construct, operate, and maintain a pistachio processing plant with the capacity to process 60 million pounds of finished pistachio products per year. The Project would provide pistachio processing capacity in the immediate vicinity of existing pistachio orchards that currently ship harvested crops for processing to more remote locations, including processing plants located outside of Fresno County. The Project would operate year-round to package and process harvested pistachios for retail and wholesale customers. During an approximately 6-week harvest period, which typically occurs from August to October, the Project would operate seven days a week and 24 hours per day to receive, hull, heat, dry and store pistachio crops in onsite storage silos. During non-harvest operations, the Project would operate two shifts per day, five or six days per week depending on pistachio product market conditions. The Project would have a full-time workforce of 60 employees. An additional 60 workers would be employed during the 6-week harvest period. The

primary pistachio processing facilities would be located within an approximately 80-acre fenced area bordered by Kamm Avenue to the north and agricultural fields to the south, east and west. Two process water settling and cleaning ponds, each with 50 acre-feet of storage capacity, would be located along the southern border of the site and would be connected to the processing plant via an underground pipeline. Approximately 80 to 90 percent of all water used by the Project will be recaptured, cleaned, and used by local pistachio growers for irrigation.

Major components of the Project would include:

- A 130,000 square foot processing and packing building (approximately 47-feet in height) with appurtenant equipment. A variance is requested to allow the silos to be built in excess of the 35-foot height limit of the Zone District.
- A 15,000 square foot cold storage building.
- Forty-nine (49) storage silos with a base diameter of 48 feet and a height of approximately 65 feet with appurtenant scaffolding and access equipment. A variance is requested to allow the silos to be built in excess of the 35-foot height limit of the Zone District.
- A 21,600 square foot huller canopy and related equipment.
- Thirteen (13) natural gas fired column dryers, each with a 27 million British thermal unit per hour capacity.
- A 353,000 gallon process water storage tank and a 70,000 domestic water storage tank.
- An onsite domestic water treatment facility, including a facility control room and domestic water treatment filers.
- Access roads, scales, signage and related facilities for harvest and shipping truck loading and unloading and employee and other vehicular access and parking facilities.
- Other necessary infrastructure for Project operations and maintenance, including a shop building, a chemical storage warehouse, a fire pumphouse, a motor control center, a compressor building, an administration office building, breakroom and supervisor office building, guard shacks, sand and media raw water filters and process water separators and screens.

**Scope of the Environmental Impact Report:** The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Biological Resources Report, Cultural Resources Report, Noise Assessment, Soils Study, Traffic Impact Study, and a Water Supply Analysis / Water Quality Study. The environmental baseline for the CEQA analysis will be June 1, 2019, which is prior to the development of existing improvements on the site.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from September 14, 2020 to October 14, 2020. Copies of the NOP can be obtained by request to David Randall, whose contact information is given below. Electronic copies can also be accessed on the County's website at: [www.co.fresno.ca.us/EIR](http://www.co.fresno.ca.us/EIR).

**Public Scoping Meeting:** In addition to the opportunity to submit written comments, one online public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the

forthcoming EIR. This meeting will be held at 6:00 p.m. on Monday, September 28, 2020, via a Zoom online meeting. Participants can access the meeting either online or by telephone as follows:

Web address: <https://us02web.zoom.us/j/83488356651?pwd=Z2l4TVZlcEovdEttYzIMcEZ3MUg1dz09>

Passcode: 838364

Meeting ID: 834 8835 6651

Telephone: 833-548-0282 (toll free)

Passcode: 838364

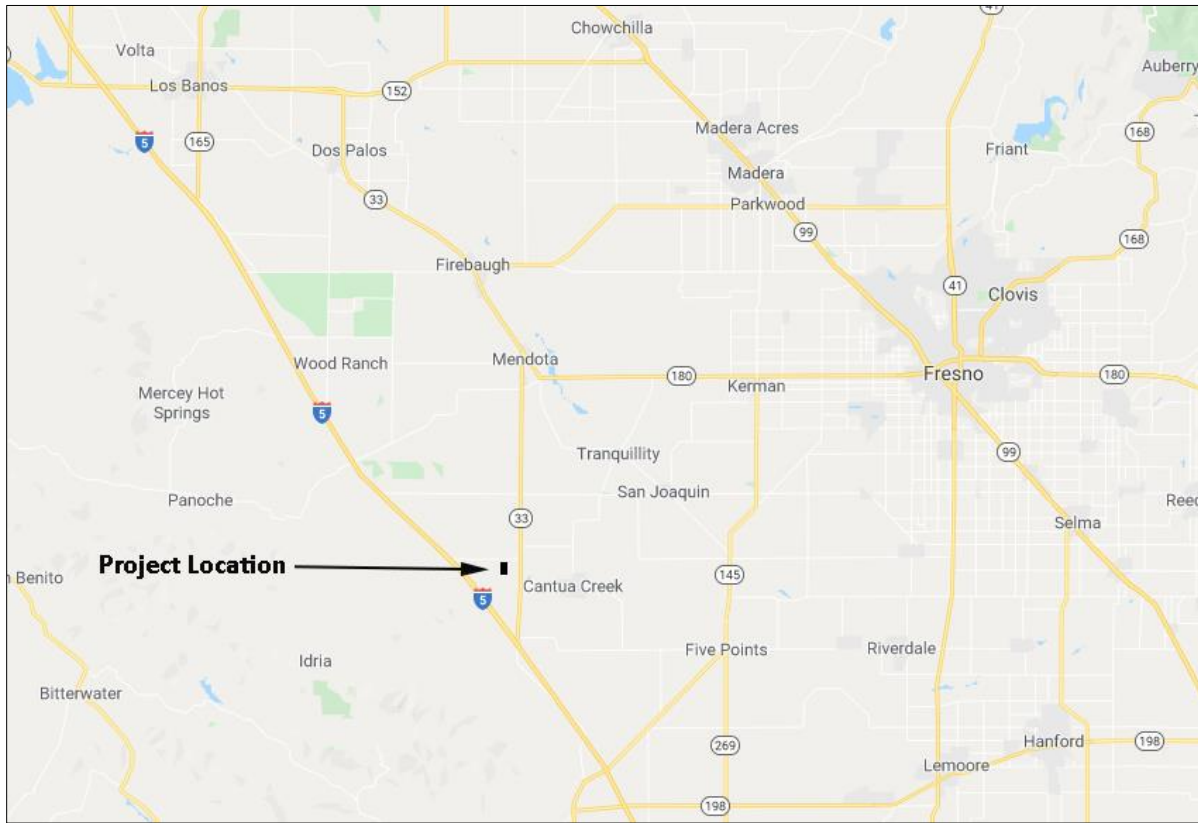
Meeting ID: 834 8835 6651

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the County of Fresno's Project Planner at the following address by 5:00 p.m. on October 14, 2020. Please include the commenter's full name and address. Please submit comments to:

David Randall, Senior Planner  
County of Fresno – Department of Public Works and Planning  
2220 Tulare St. 6<sup>th</sup> Floor  
Fresno, CA 93721  
(559) 600-4540  
[drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)

Comments may also be submitted electronically at [www.co.fresno.ca.us/EIR](http://www.co.fresno.ca.us/EIR).

**Figure 1 – Regional Location Map**



**Figure 2 – Project Vicinity Map**

