

E202210006177

**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE S. STAMOULES, INC. PISTACHIO PROCESSING FACILITY PROJECT**


Date: July 6, 2022

To: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies and Other Interested Parties

Subject: Notice of Preparation of Draft Environmental Impact Report for the S. Stamoules, Inc. Pistachio Processing Facility

Lead Agency: Fresno County

Contact: Ejaz Ahmad, Planner
Department of Public Works and Planning
Development Services Division
2220 Tulare Street, 6th floor
Fresno, CA 93721
(559) 600-4204
EAhmad@FresnoCountyCA.gov

FILED
JUL 06 2022 TIME 1:51pm
FRESNO COUNTY CLERK
By  DEPUTY

Comment Period: July 8, 2022, to August 9, 2022

PURPOSE OF NOTICE

Fresno County (County) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the S. Stamoules, Inc. Pistachio Processing Facility Project (proposed project). Pursuant to provisions of the California Environmental Quality Act (CEQA), the County has prepared this Notice of Preparation (NOP) for the proposed project. Once a decision is made to prepare an EIR, the lead agency must prepare a NOP to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and the potential environmental effects to enable meaningful input related to the scope and content of information to be included in the EIR.

PUBLIC REVIEW PERIOD

This NOP is being circulated for public review and comment for a period of 30 days beginning July 8, 2022. The County requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. Comments in response to this NOP will be accepted through 5:00 p.m., August 9, 2022. Please send your written comments to Mr. Ahmad and include your name, address, and phone number and/or email address so that we may contact you for clarification, if necessary.

E262210000177

PUBLIC SCOPING MEETING

The County will hold a public scoping meeting 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 EIR. The meeting time and location is as follows:

Date: Monday, July 25, 2022

Time: 4 p.m. to 4:30 p.m.

Link: <http://bit.ly/stamoulesscopemeeting> Meeting ID: 220 639 430 437; Passcode: dGW56V, or

Call-in (audio only): 1 559-494-4226; Conference ID: 756 743 547#

PROJECT DESCRIPTION

S. Stamoules Inc. (Project Applicant) proposes to build a pistachio hulling, processing, and packing facility on a 98-acre portion of a 316.2-acre parcel located in western Fresno County, 8 miles southwest of the City of Mendota. Trucks carrying pistachios from the Project Applicant's orchards would deposit their load on a conveyor belt system that would transport the pistachios through different sections of the proposed facility that include a huller building, a gas-powered dryer area, a drive-over dump pit area, and an area with storage silos which are proposed to be 50 feet in height. 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.

The proposed project would be implemented in four phases, and each phase would include the construction and addition of buildings, working areas and equipment to increase the capacity of the project site. Attached to this notice are four figures showing the project location, proposed site plan, partial Site Plan and Process Water Land Application Area.

Phase I of the project would include the construction of a 16,893 square-foot huller building, an approximately 5,608 square-foot drive-over dumping pit area, and an approximately 3,900 square-foot pre-cleaning area. Ten 8 by 29 feet dryers and 18 52- by 52-foot galvanized steel silos, each of 2,200,000-pound capacity, would be added to the project site west of the proposed huller building under Phase I of the proposed project.

Phase II of the project would include the construction of a 155,169-square-foot processing building for pistachios.

Phase III of the project would include the installation of processing, sorting, and packing equipment in the pistachio processing building, as well as the construction of twelve additional silos and the installation of ten additional dryer units.

Finally, Phase IV of the project would include the construction of a second 16,893-square-foot huller building, an additional drive-over dumping pit area and pre-cleaning area, and the construction and installation of 30 additional silos and 20 dryer units.

E252210000177

POTENTIAL ENVIRONMENTAL EFFECTS

The S. Stamoules, Inc. Pistachio Processing Facility EIR will evaluate the potential environmental impacts of the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with implementation of the project will be thoroughly discussed in the EIR.

The following environmental resource topic areas will be evaluated in the EIR:

- Aesthetics
- Agriculture and 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
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

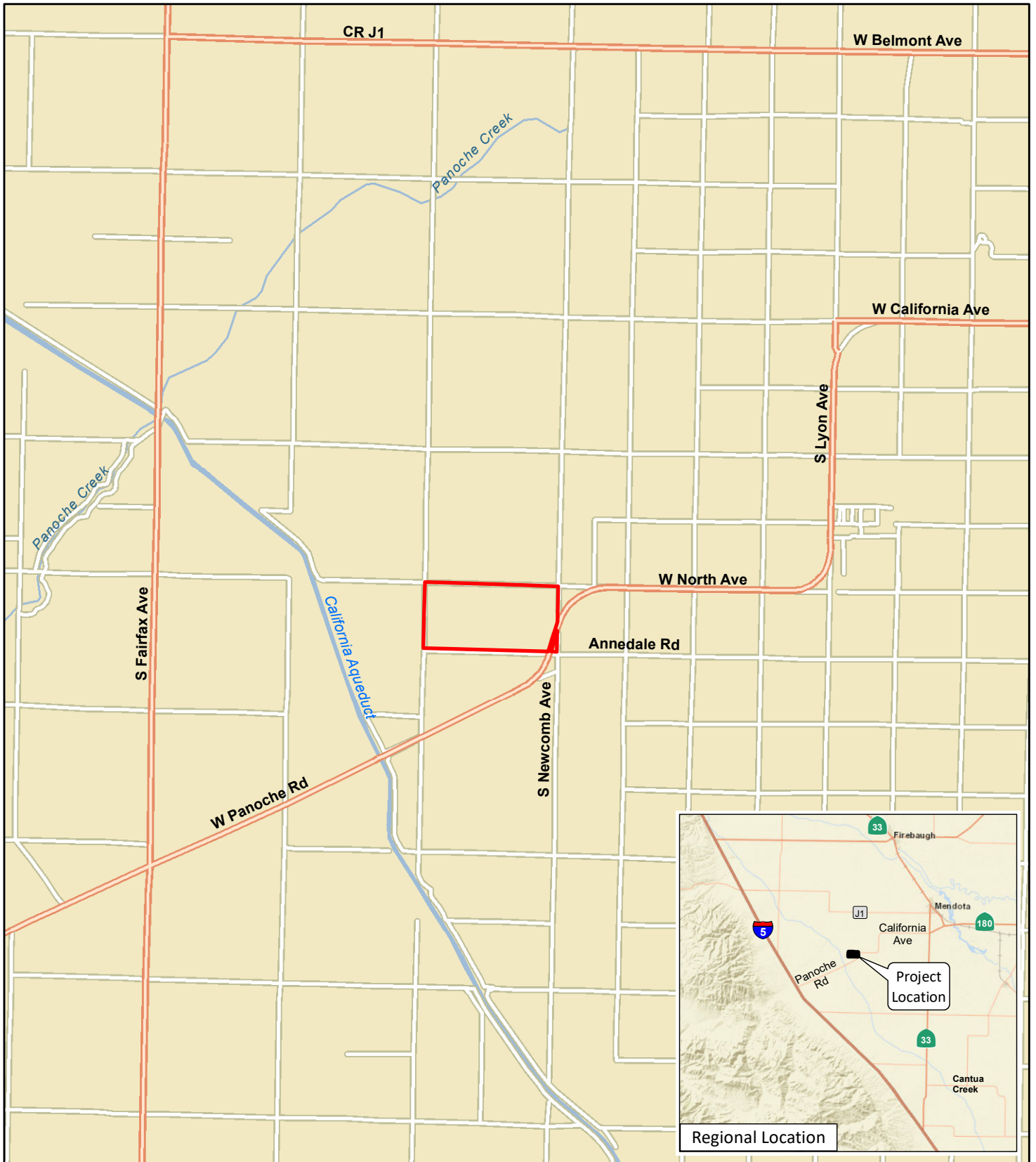
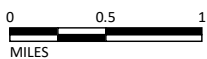


FIGURE 1

LSA

LEGEND

Project Site



SOURCE: Esri World Street Map.

\\AzCorp04\PTRIimages\OPA2101\GIS\Maps\Project Description\Figure 1_Regional and Local Location.mxd (4/18/2022)

S. Stamoules, Inc. Pistachio Processing Facility Project
Fresno County, California
Notice of Preparation
Regional and Local Location

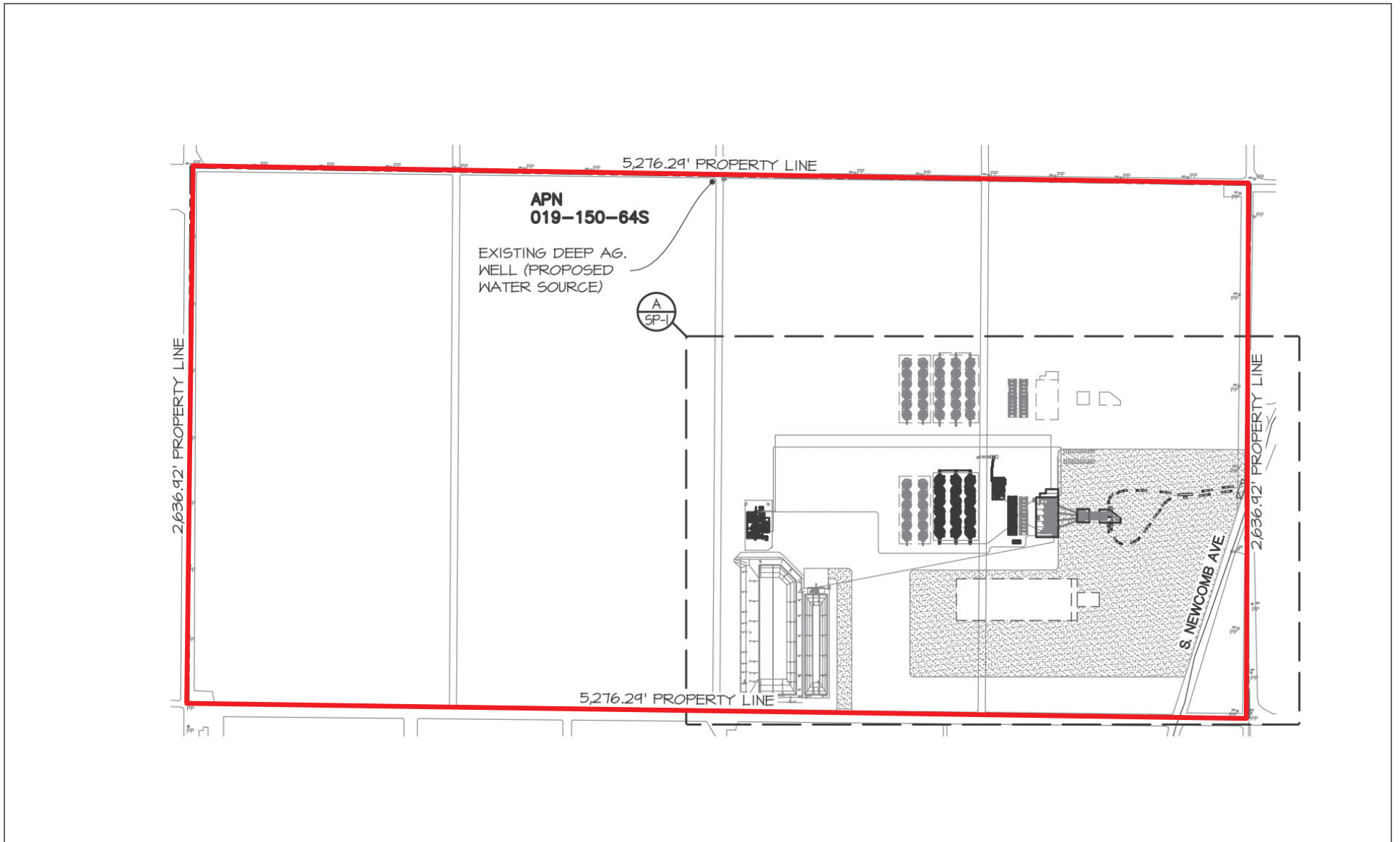


FIGURE 2

LSA

 Project Site Boundary



NOT TO SCALE

S. Stamoules, Inc. Pistachio Processing Facility Project
 Fresno County, California
Notice of Preparation
 Project Site Plan

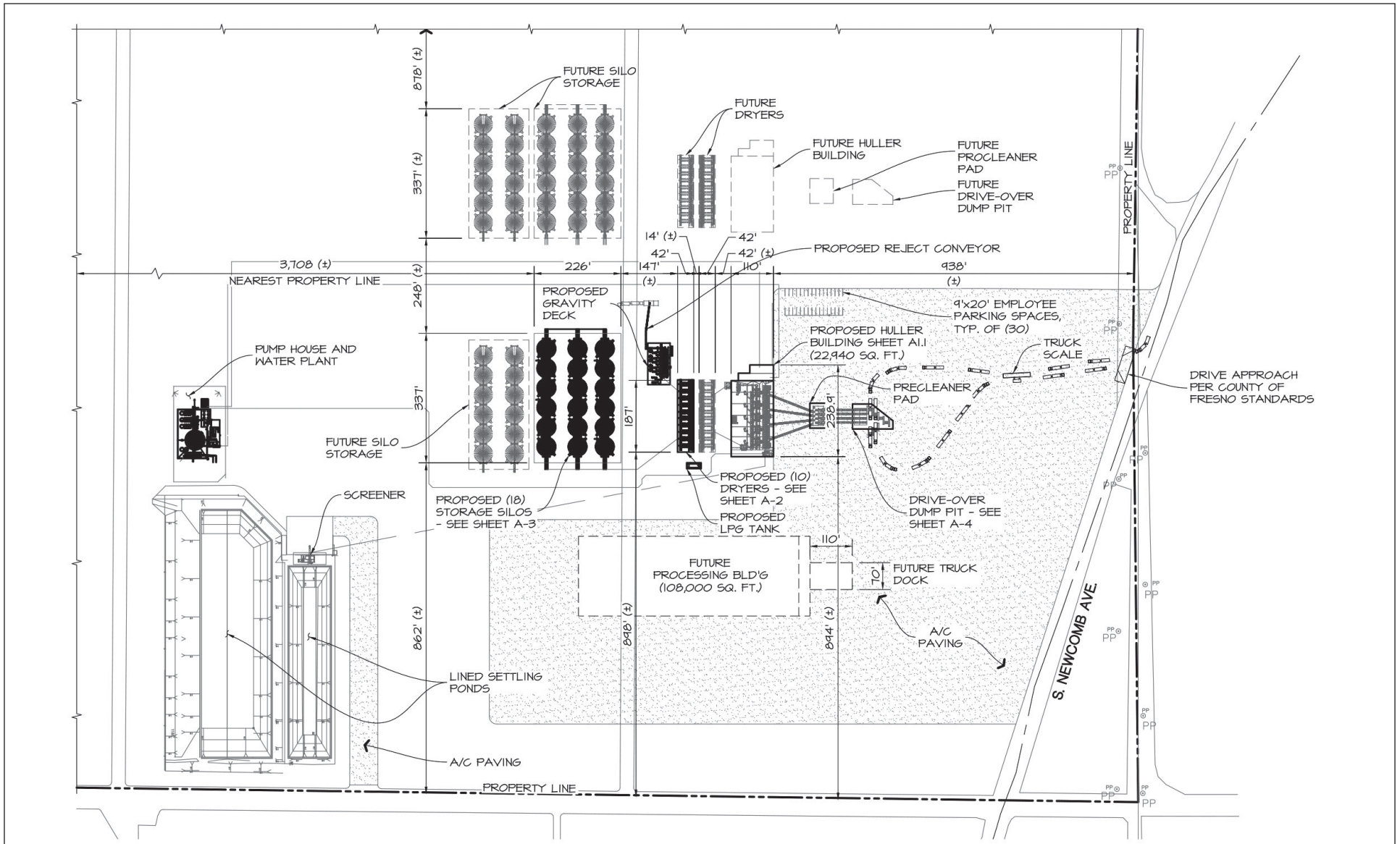


FIGURE 3

LSA

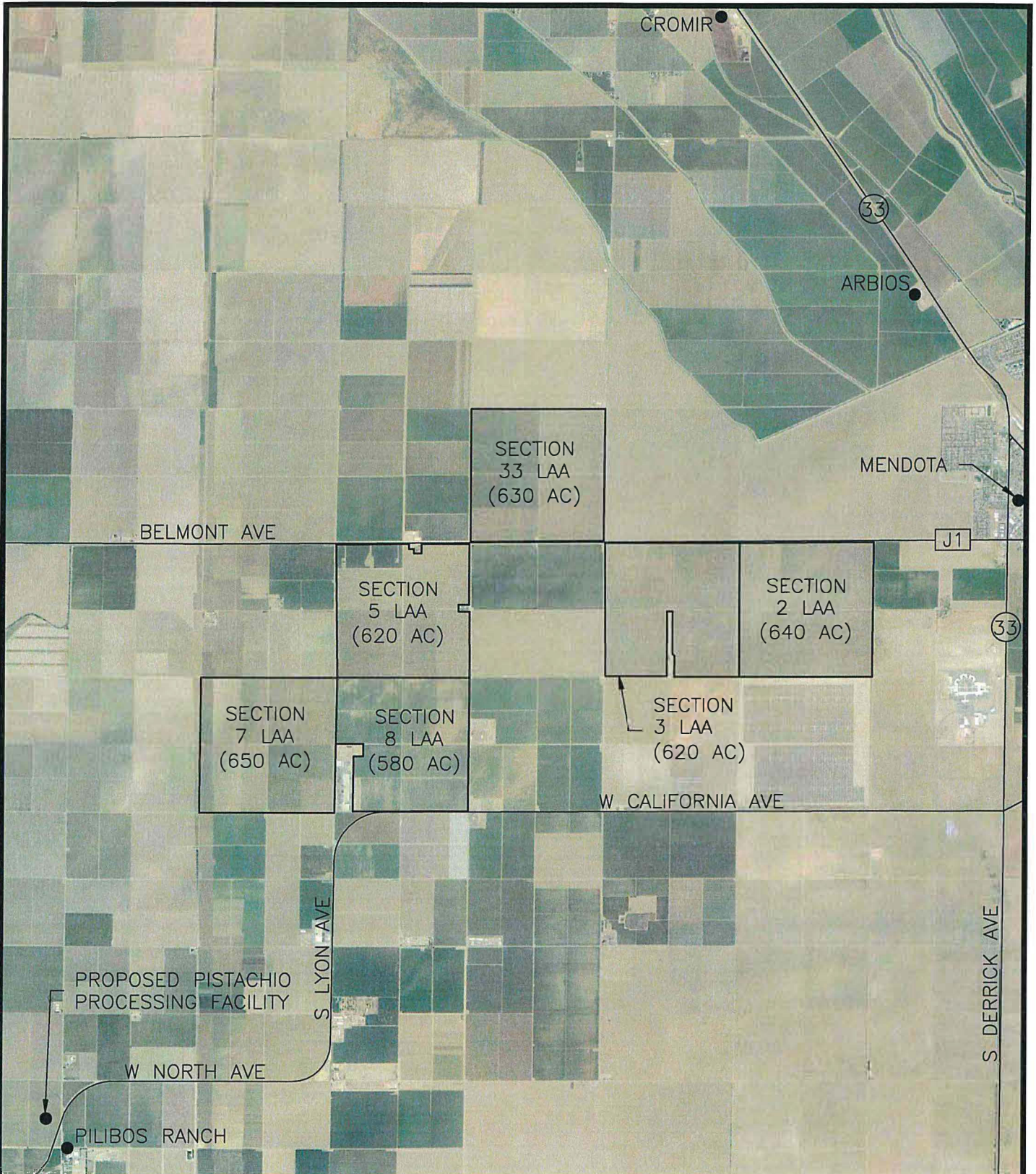


NOT TO SCALE

SOURCE: Engel & Company, 2020

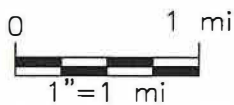
FREProjects:\CFF2201 OPA Pistachio\PRODUCTS\Project Description\Figures\Figure 3.ai (4/19/2022)

S. Stamoules, Inc. Pistachio Processing Facility Project
 Fresno County, California
 Notice of Preparation
 Partial Site Plan



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