

Notice of Availability of a Draft Environmental Impact Report

Date: February 17, 2021

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Availability 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

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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 Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The DEIR (State Clearinghouse #2020090207) is available for review and public comment as identified below. The DEIR follows a Notice of Preparation (NOP) that was duly noticed for public review on September 14, 2020. In addition, public scoping meetings were held on September 28, 2020 and October 19, 2020.

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 038-300-17S 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 40,000 domestic water storage tank.
- An onsite domestic water treatment facility, including a facility control room and domestic water treatment filters.
- 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.

Environmental Findings: The proposed Project could have potentially significant impacts under the environmental categories of the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality, Noise and Transportation. The mitigation measures proposed in the DEIR would reduce all impacts to a less than significant level. The Project site is not on a list of hazardous materials sites enumerated under Government Code Section 65962.5.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your comments on the DEIR must be sent *no later than 45 days* after receipt of this notice. The review period for the DEIR will be from February 17, 2021 to April 3, 2021. Copies of the DEIR can be reviewed at the County of Fresno offices, 2220 Tulare Street, 6th Floor, Fresno, CA 93721. Electronic copies can also be accessed on the County's website at: www.co.fresno.ca.us/EIR.

Submitting Comments: Written comments are invited from all interested parties. Public comments or questions concerning the DEIR 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 April 3, 2021. Please include the commenter's full name and address. Please submit comments to:

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Figure 1 – Regional Location Map

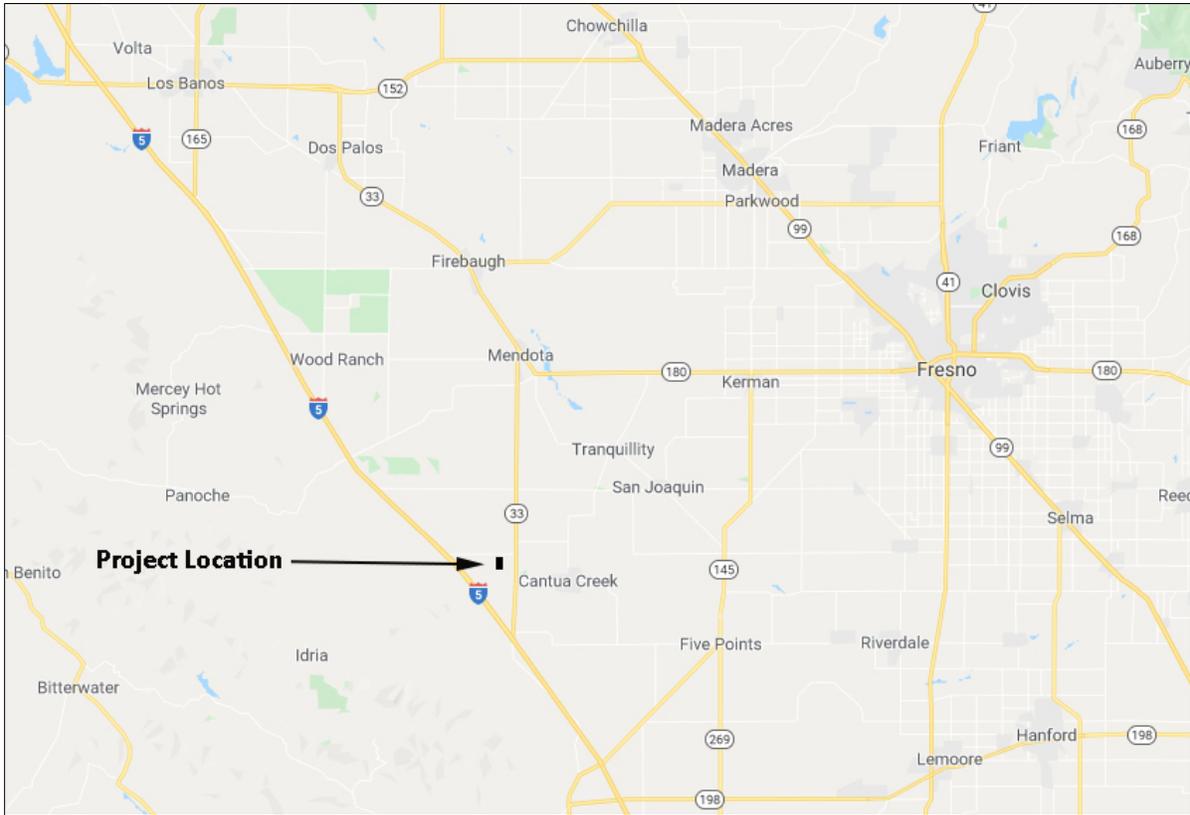


Figure 2 – Project Vicinity Map

