

Project Description

Kamm Avenue Pistachio Processing Plant Project

(County EIR No. 7896, Conditional Use Permit Application No. 3685 and Variance Application No. 4085)

(State Clearinghouse #2020090207)

Project Description: Kamm Avenue Pistachio Processing, LLC (Applicant) is proposing to construct and operate a pistachio processing facility to process nuts from nearby orchards and other areas. The Applicant proposes to construct, operate, and maintain a pistachio processing plant with three huller lines with an average annual processing capacity of 60 million pounds of pistachios. 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 continue to 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 other processing 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, domestic water treatment filters, and storage ponds. The proposed location of the storage pond has been moved

by the Applicant to be closer to the processing equipment to further reduce energy consumption from management of wastewater flows.

- Utility (natural gas and electric) equipment to provide permanent service to the processing equipment, including onsite utility equipment, and an offsite natural gas line and upgraded electric line. To assure operational capacity of processing equipment during initial harvests, the facility may use propane supplied by trucks until the permanent gas line is constructed.
- 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 Recirculated Environmental Impact Report: As the Project Description may lead to clarifications and revisions to the environmental analysis included in the previously circulated EIR, the County has elected to recirculate the entire EIR and not just revised chapters or portions of the EIR as permitted by CEQA Guidelines section 15088.5(f). Therefore, the forthcoming Recirculated Draft 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 Recirculated Draft EIR will also review Project alternatives as well as cumulative impacts. The environmental baseline for the CEQA analysis will be June 1, 2019, which is prior to the development of existing improvements on the site.