

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Touchstone Pistachio Modification

Lead Agency: County of Tulare c/o Resource Management Agency

Contact: Gary Mills, Chief Environmental Planner

Mailing Address: 5961 S. Mooney Blvd.

Phone: 559-624-7199

City: Visalia

Zip: 93277-9394

County: Tulare County

Project Location: County: Tulare

City/Nearest Community: Terra Bella

Cross Streets: Avenue 88 and Road 112

Zip Code: 93270

Assessor's Parcel No: 319-130-024 and 319-130-025

Total Acres: _____

Latitude/Longitude: 33° 56' 59.50" N / 119° 07' 55.75" W Section: 2 Township: 23 S Range: 26 E Base: MDBM

Within 2 Miles: State Hwy: _____ Waterways: Friant-Kern Canal, Deer Creek

Airports: _____ Railways: _____ Schools: _____

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Pre-zone Redevelopment
 General Plan Element Planned Unit Dev. Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Sub.) Other: Minor Modification

Development Type:

- Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Agricultural processing plant
 Water Facilities: Type _____ MGD

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducing
 Coastal Zone Noise Solid/Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Transportation/Traffic/Circulation Other: Energy
 Other: Tribal Cultural Res. Other: Greenhouse Gases Other: _____

Present Land Use/Zoning/General Plan Designation: pistachio orchards / AE-40 (Exclusive Agriculture-40 Acre Minimum) / Valley Agriculture

Project Description: The project applicant is proposing the following changes/additions to the existing pistachio processing facility: addition of a future metal pistachio warehouse/multipurpose building: (max. size 160,000 sq. ft. (200' x 800')); future regrading/paving of the employee parking lot; addition of two future truck scales; and addition of a new "Shipping" office (approximately 7,280 sq. ft.). The proposed modifications would not add employees or truck trips, and would not result in additional groundwater consumption. The facility will continue its typical operations of 12 hours per day (6:00 a.m. to 6:00 p.m.) except during the harvest period when it operates 24 hours per day.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Health, Department of |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 5F |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 4 | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Care Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: <u>U.S. Forest Service</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: <u>U.S. Natural Resources Conservation Service</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: <u>U.S. Army Corps of Engineers</u> |
| <input type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> | <input type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u> |
| <input type="checkbox"/> Other: <u>Tulare County Agricultural Commissioner</u> | <input type="checkbox"/> Other: <u>U.S. Naval Facilities Engineering Command</u> |
| <input type="checkbox"/> Other: <u>Tulare County Association of Governments</u> | <input type="checkbox"/> Other: <u>Tulare County Resources Conservation District</u> |
| <input type="checkbox"/> Other: <u>Tulare County Farm Bureau</u> | <input type="checkbox"/> Other: <u>Tulare County Office of Emergency Services</u> |
| <input type="checkbox"/> Other: <u>Tulare County Fire Warden</u> | <input type="checkbox"/> Other: <u>Tulare County Sheriff's Office</u> |
| <input type="checkbox"/> Other: <u>Tulare County HHSA – Environmental Health</u> | <input type="checkbox"/> Other: <u>Tulare County U.C. Cooperative Extension</u> |
| <input type="checkbox"/> Other: <u>Tulare County Local Agency Formation Commission</u> | <input type="checkbox"/> Other: <u>Tulare County RMA (Building, Fire, Flood, Public Works)</u> |


Local Public Review Period (to be filled in by lead agency)

Starting Date: December 13, 2023 Ending Date: January 12, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Touchstone Pistachio</u>
Address: _____	Address: <u>19570 Avenue 88</u>
City/State/Zip: _____	City/State/Zip: <u>Terra Bella, CA 93270</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 12/12/2023
 Gary Mills, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 12/13/23
 Reed Schenke, Director/Environmental Assessment Officer