



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 4 June 25, 2020

SUBJECT: Classified Conditional Use Permit Application No. 3669

Amend Conditional Use Permit Nos. 3479 and 1434 to allow the addition of 20 new wine and brandy tanks totaling approximately 1.4 million gallons of additional storage at an existing winery operation. The proposed tanks will be located on two separate parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The two subject parcels are located northwest and southeast, respectively, of the intersection of South Lac Jac Avenue and East Parlier Avenue (8393 S. Lac Jac Avenue and 8550 S. Lac Jac Avenue) (Sup. Dist. 4) (APNs 363-051-21 & 353-061-32).

OWNER: Jeff O'Neill
APPLICANT: Matt Towers

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Approve Classified Conditional Use Permit (CUP) Application No. 3669 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Approved Mitigation Measures, Conditions of Approval and Project Notes for CUP No. 3479 and Conditions of Approval for CUP No. 1434
3. Location Map
4. Existing Zoning Map
5. Existing Land Use Map
6. Site Plan
7. Elevations and Detail Drawings
8. Applicant's Operational Statement
9. Summary of Initial Study Application No. 6889

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	APN 363-061-32: 25.94 acres APN 363-051-21: 29.55 acres	No change
Project Site	See above Zoning	No change
Structural Improvements	Existing winery operation and tank farm	Construction/installation of approximately 20 new wine and brandy storage tanks at two separate sites, totaling approximately 1.4 million gallons of additional storage capacity
Nearest Residence	Approximately 1,200 feet north east of APN 363-051-21 Approximately 880 feet south of APN 363-061-32	No change

Criteria	Existing	Proposed
Surrounding Development	Agricultural parcels consisting of orchards, vineyards and field crops. Sparse residential development, and an elementary school southerly adjacent to APN 363-061-32	No change
Operational Features	Winery and distillery, bottling operation, bulk wine shipping, with a storage tank farm	Addition of 20 new storage tanks for wine and brandy, located within two existing tank storage sites
Employees	205 current; 150 seasonal from August through December	No additional employees resulting from added tank storage
Customers	Winery is not open to the public. Visitors are limited to current customer base	No change to existing customer base or visitors
Traffic Trips	<p><u>Employee trips:</u></p> <p>Up to 205 daily, one-way employee vehicle trips</p> <p><u>Operational trips:</u></p> <p>Approximately 21 truck trips (shipping)</p> <p>Approximately 6 trucks trips (receiving)</p>	No change
Lighting	Pole-mounted security light fixtures adjacent to tank farm	Pole-mounted lighting will be installed on top of each tank
Hours of Operation	7:00 AM to 7:00 AM	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

A Mitigated Negative Declaration (MND) was prepared for Initial Study No. 6889 and adopted by the Fresno County Planning Commission in accordance with the California Environmental Quality Act (CEQA) with the approval of Classified Conditional Use Permit No. 3479 on March 19, 2015. A Negative Declaration was prepared for Environmental Assessment (EA) No. 1058 and adopted by the Fresno County Planning Commission in accordance with the California Environmental Quality Act (CEQA) with the approval of Classified Conditional Use Permit No. 1434 on February 17, 2020.

Per Section 15162(a) of the CEQA Guidelines, Subsequent EIR's and Negative Declarations:

- (a) When an EIR or negative declaration (MND) is adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed on the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The current proposal, Classified Conditional Use Permit Application No. 3669, was routed to those agencies that previously reviewed and commented on the Initial Study prepared for CUP No. 3479. No concerns were expressed by those reviewing agencies that would indicate that the preparation of a new Initial Study would be warranted at this time. Therefore, it has been determined that no subsequent Mitigated Negative Declaration shall be undertaken for this project per Section 15162 of the California Environmental Quality Act. A summary of Initial Study No. 6889 is included as Exhibit 9.

PUBLIC NOTICE:

Notices were sent to 25 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

Pursuant to the Section 816.3.A, a Classified Conditional Use Permit (CUP) s required to allow for value added agricultural uses and facilities not authorized under Section 816.1.S.; A Conditional Use Permit may be approved only if five Findings, specified in the Zoning Ordinance Section 873-F, are made by the Commission.

The decision of the Planning Commission on a CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

The existing winery has been in operation for more than 100 years and has been under different ownership during that time. The current operation consists of bulk wine and brandy production, storage, bottling and shipping. The winery currently employs 205 full-time and 150 seasonal workers. Seasonal workers are generally employed from August through December. Seasonal operations are intensified to 24 hours per day, with employees on three shifts. Shipping takes place Monday through Friday 24 hours per day, and bottling takes place Monday through Sunday 12 hours per day. Available records show that in 2008, the winery had a storage capacity of approximately 24 million gallons. CUP No. 3205 was approved on January 24, 2008 to allow an expansion of 10.2 million gallons. CUP No. 3479 was approved to allow another expansion of an additional 12.5 million gallons of storage capacity, to bring the total current capacity to approximately 46.7 million gallons.

This application seeks to amend two previously approved Conditional Use Permits, CUP No. 3479 and CUP No. 1434, to allow an additional 1.4 million gallons of storage with the installation of 20 new tanks, 10 tanks on each of two separate sites, which would bring the winery’s total storage capacity to approximately 48.1 million gallons. CUP No. 1434 was approved on March 9, 1977 to allow expansion of the winery with the addition of several storage buildings on APN 363-051-21. CUP No. 3479 was approved on March 19, 2015 to allow expansion of the winery to include the installation of 159 new stainless-steel storage tanks, increasing storage capacity by 12.5 million gallons and the expansion of an existing warehouse by approximately 100,000 square feet to accommodate dry goods and other storage on APN 353-061-32.

REQUIRED CUP FINDINGS:

Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Street Side: 25 feet Rear: 20 feet	<u>APN 363-051-21</u> Front (east): 250 feet Side (north): 340 feet Side(south): 450 feet Rear (west): 920 feet	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
		<u>APN 353-061-32</u> Front: 550 feet Side (north): 150 feet Side (south): 420 feet Rear (east): 900 feet	
Parking	One (1) off-street parking space for each two permanent employees	No change	Yes
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	Six-foot minimum	No change	N/A
Wall Requirements	No requirements	No change	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic Tank: 100 feet; Disposal Field: 100 feet; Seepage Pit: 150 feet	No change	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

Staff review of the site plan demonstrates that the subject parcels and project sites are adequate in size and shape to accommodate the proposed use, and that the proposed expansion satisfies the minimum setback requirements of the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	No	N/A	No change
Public Road Frontage	Yes	South Lac Jac Avenue and East Parlier Avenue	No change
Direct Access to Public Road	Yes	East Parlier Avenue South Lac Jac Avenue	No change
Road ADT		(South Lac Jac Avenue) 1,200 Vehicles Per Day	No change
Road Classification		East Parlier Avenue: Local Road South Lac Jac Avenue: Local Road	No change
Road Width		South Lac Jac Avenue: 23.9 feet	No change
Road Surface		Paved/Asphalt Concrete	No change
Traffic Trips		Shipping – Approximately 21 trucks per day Receiving – Approximately 6 trucks per day	No change
Traffic Impact Study (TIS) Prepared	No	TIS prepared for CUP No. 3479 and the results of the study showed no significant impacts to the Level of Service (LOS) at the intersection of South Lac Jac Avenue and East Parlier Avenue	No change
Road Improvements Required		N/A	No change

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No Comment.

Development Engineering Section of the Fresno County Department of Public Works and Planning: South Lac Jac Avenue is a Local road with an existing 25-foot right-of-way east of the section line from Manning Avenue to Parlier Avenue, and a 30-foot right-of-way east of the section line, with no right-of-way width shown west of the section line, from Parlier Avenue to South Avenue per the Plat Book.

Lac Jac Avenue is a County-maintained road and records indicate that this section of Lac Jac Avenue from Manning Avenue to Parlier Avenue has an ADT of 1,200, a paved width of 23.9 feet, a structural section of 0.3 feet asphalt concrete (AC) and is in fair condition; the section of Lac Jac Avenue from Parlier Avenue to South Avenue has an ADT of 1,300, a paved width of 24 feet, a structural section of 0.3 feet AC, and is in fair condition.

Typically, for unpaved or gravel-surface access roads, the first 100 feet off of the edge of the right-of-way must be graded and asphalt concrete paved or treated with dust palliative.

Design Division of the Fresno County Department of Public Works and Planning: The previous Traffic Impact Study meets current standards, and the lack of traffic increase indicates that the findings and conclusions still apply.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Finding 2 Analysis:

This proposal entails a relatively small increase in the overall wine and brandy storage capacity of the facility. As there is no increase in building footprint, no truck trips, shipping or receiving, and no increase in number of employees or employee vehicle trips proposed, no impacts to existing roads are anticipated.

Based on the above information, and considering the existing conditions of South Lac Jac Avenue and East Parlier Avenue, the roads serving the project sites are adequate in width and pavement to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

Surrounding Parcels APN 363-051-21				
	Size:	Use:	Zoning:	Nearest Residence*:
North	33.40 acres 25.10 acres	Vineyard Vineyard	AE-20	Approximately 1,200 feet northeast
South	46.36 acres 4.62 acres	Vineyard Orchard	AE-20	None

Surrounding Parcels APN 363-051-21				
	6.52 acres	Packing house		
East	46.36 acres 17.20 acres	Vineyard Industrial (winery)	AE-20	None
West	46.36 acres 57.11 acres	Vineyard Orchard	AE-20	None

Surrounding Parcels APN 363-061-32				
	Size:	Use:	Zoning:	Nearest Residence:
North	33.40 acres	Vineyard	AE-20	Approximately 2,100 feet
South	10.00 acres 14.80 acres 22.50 acres	Elementary school Field crops Field crops	AE-20	Approximately 870 feet
East	23.65 acres	Field crops	AE-20	None
West	67.73 acres	Orchard	AE-20	None

*Distances to nearest residences measured from boundaries of the subject parcels.

Reviewing Agency/Department Comments:

Fresno County Department of Agriculture, Agricultural Commissioner’s Office: No comments.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 2680H, the subject parcels are not subject to flooding from the 100-year (one-percent-chance) storm event.

Any additional runoff generated by the proposed development cannot be drained across property lines or into the County right-of-way, and must be retained on site per County standards.

San Joaquin Valley Air Pollution Control District: Based on the information provided to the District, project-specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

As per District Rule 9510 (Indirect Source Review) Section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this project are subject to District Rule (permits

required). As a result, District Rule 810 requirements and related fees do not apply to the project reference above. Therefore, the project proponent is required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including, but not limited to, emergency internal combustion engines, boilers, and baghouses.

The proposed Project may be subject to District Rule 9410 (Employer-Based Trip Reduction) if the Project would result in employment of 100 or more "eligible" employees. District Rule 9410 requires employers with 100 or more "eligible" employees at a worksite to establish an Employer Trip Reduction Implementation Plan (eTRIP) that encourages employees to reduce single-occupancy vehicle trips, thus reducing pollutant emissions associated with work commutes. Under an eTRIP plan, employers have the flexibility to select the options that work best for their worksites and their employees.

The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive.

Fresno County Department of Public Health, Environmental Health Division: Within 30 days of the occurrence of any of the following events, the Applicant/operators shall update their online Hazardous Materials Business Plan/CalARP (RMP) and site map (<http://cers.calepa.ca.gov/>):

1. There is a 100% or more increase in the quantities of a previously-disclosed material;
2. The facility begins handling a previously-undisclosed material at or above the HMBP/CalARP (RMP) threshold amounts;
3. There is a change in the site map.

The business shall certify that a review of the business plan has been conducted at least once a year, and that any necessary changes were made and that the changes were submitted to the local agency.

All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

If any underground storage tank(s) are found during construction, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

As a measure to protect ground water, any water wells or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project, shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed C-57 contractor.

Noise sources associated with construction are exempt from the Fresno County Noise Ordinance between the hours of 6:00 a.m. and 9:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday and Sunday. The proposed project shall comply with the

Fresno County Noise Ordinance. Construction specifications for the project should require that all construction equipment be maintained according to the manufacturer's specifications, and that noise-generating construction equipment be equipped with mufflers.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The Division has conducted a water supply evaluation for the proposed CUP and determined that the existing water supply is adequate to support the project.

Central Valley Regional Water Quality Control Board: The winery is currently regulated by Waste Discharge Requirements (WDRs) Order R5-2014-0045, which authorizes an average daily discharge of up to 0.61 million gallons (mgd) and 80 million gallons annually for irrigation of crops on land owned by the winery. The winery's current annual flow rate is about 76 million gallons (based on the 2019 annual report) which is close to the permitted limit of 80 million gallons. The Winery is also under Cease and Desist Order R5-2014-0046 to address existing groundwater degradation and/or pollution beneath its land-application areas. The final document (approved by the County) needs to include calculations on potential increased discharges due to increased tank cleanings associated with the proposed project and provide assurance that the winery will be able to comply with all prohibitions, limits (including flow limits), specifications, and provisions prescribed in WDRs Order R5-2014-0045 and with Cease and Desist Order R5-2014-0046.

Building and Safety/Plan Check Sections of the Fresno County Department of Public Works and Planning: If approved, construction permits shall be obtained through a formal permit application and plan submittal, and all required inspections must be approved.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Finding 3 Analysis:

CUP No. 3479 was originally approved to allow the expansion of the winery with an increase of 12.5 million gallons of storage capacity, with 159 stainless steel tanks and related equipment, and the expansion of an existing warehouse. CUP No. 1434 was approved to allow the construction of several storage buildings. This project entails a minor expansion of the bulk wine and brandy storage capacity (approximately 1.4 million gallons) and 20 new tanks at an existing winery/distillery operation. See discussion under BACKGROUND INFORMATION.

No changes to the winery's bottling or shipping capacity are proposed with this application, nor will there be any additional employees added or additional service and delivery vehicles. The Applicant's operational statement indicates that the additional tank storage capacity will increase efficiency by allowing for fewer tank cleanings and tank transfers, and an overall reduction in water use. Based on the operational statement, project construction is anticipated to take approximately one year.

Based on the above information, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-A.3: The County may allow by discretionary permit in areas designated Agriculture certain agricultural uses and related activities, including certain non-agricultural uses.	The proposal to expand the tank storage capacity of the existing winery is consistent with this policy. The project was reviewed by the Agricultural Commissioner’s Office, which did not express concerns regarding impacts to surrounding agricultural operations.
General Plan Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.	The existing operation also consists of the cultivation of vineyards, orchards and field crops, and is an integral part of the agricultural community.
General Plan Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.	No productive agricultural land will be converted as a result of this project. The proposed expansion will involve constructing additional tanks within an existing tank farm.
General Plan Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following: a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. b. A determination of the impact that use of the proposed water supply will	The Water and Natural Resources Division determined that the available water supply was adequate to support the project.

Relevant Policies:	Consistency/Considerations:
<p>have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</p> <p>c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</p>	

Reviewing Agency Comments:

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The Water and Natural Resources Division has conducted a water supply evaluation for the proposed development and determined that the water supply is adequate to support the project.

Policy Planning Unit of the Fresno County Department of Public Works and Planning: All parcels associated with the existing winery facility are designated as Agricultural in the County General Plan and are located with the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Finding 4 Analysis:

Base on the analysis, staff has determined that the subject proposal is consistent with the intent and purpose of the General Plan, including the Land Use and Public Facilities Element, and the applicable policies therein, noted in the table above.

Based on these factors, staff finds that the proposal to amend CUP No. 3479 and allow the installation of additional wine and brandy storage tanks is consistent with the General Plan.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

Finding 5: *That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare*

As per Section 873-F of the Zoning Ordinance, Finding 5 addresses the question of whether the included Conditions can be deemed necessary to protect the health, safety and general welfare of the public and other such conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division. The Conditions of Approval for this project, included as Exhibit 1, are based upon comments and recommendations received from reviewing agencies and departments.

The previously-approved Mitigation Measures, Conditions of Approval and Project Notes are all considered mandatory conditions of approval based upon adoption of the Mitigated Negative Declaration and approval of Classified Conditional Use Permit No. 3479, and the Negative Declaration adopted for Conditional Use Permit No. 1434.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit can be made. Staff therefore recommends approval of Classified Conditional Use Permit No. 3669, amending CUP No. 3479 and CUP No. 1434, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3669, amending CUP No. 3479 and CUP No. 1434, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3669; and

- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3669\SR\CUP 3669 SR.docx

**Unclassified Conditional Use Permit Application No. 3669
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	All Mitigation Measures, Conditions of Approval, and Project Notes for Unclassified Conditional Use Permit No. 3479 and CUP 1434 shall remain in effect, except as modified with the approval of Unclassified Conditional Use Permit No. 3669.
2.	Development and operation shall be in substantial conformance with the approved Site Plans, Detail Drawings, Elevation Drawings and Operational Statement.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The approval of this Conditional Use Permit shall become void if there has not been substantial development within two (2) years after the approval of said Conditional Use Permit; or if there has been a cessation in the occupancy or use of land or structures authorized by said Conditional Use Permit for a period in excess of two (2) years.
2.	Plans, Permits and Inspections will be required for all on-site improvements.
3.	The proposed use shall comply with the Fresno County Noise Ordinance, Section 8.40 of the Fresno County Ordinance Code.
4.	<p>Within 30 days of the occurrence of any of the following events, the Applicant/operator shall update their online Hazardous Materials Business Plan and site map:</p> <ol style="list-style-type: none"> 1. There is a 100% or more increase in the quantities of a previously disclosed material; 2. The facility begins handling a previously undisclosed material at or above the HMBP threshold amounts. <p>The business shall certify that a review of the business plan has been conducted at least once every year and that any necessary changes were made and that the changes were submitted to the local agency.</p> <p>All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.</p> <p>If the anaerobic digester process requires accepting manure or other feedstock from other than their own property, the facility would be subject to the Transfer/Processing Operations and Facilities Regulatory Requirements (Title 14, California Code of Regulations, Division 7, Chapter 3, and Article 6.0-6.35).</p>
5.	The applicant is required to obtain an Authority to Construct from the San Joaquin Valley Air Pollution Control District, prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal

Notes	
	combustion engines, boilers, and baghouses

JS:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3669\SR\CUP 3669 Conditions & PN (Ex 1).docx

Mitigation Monitoring and Reporting Program
Initial Study No. 6889/Classified Conditional Use Permit Application No. 3479
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1*	Aesthetics	All lighting shall be hooded and directed toward the proposed and existing tanks and warehouse, so as not to shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
2*	Cultural Resources	In the event that cultural resources are unearthed during grading activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations as outlined in Public Resources Code Section 21083.2. Upon the County's approval of the recommended mitigation measures, the project developer shall implement said measures.	Applicant	Applicant/PW&P	Construction Phase
3*	Noise	The Applicant shall ensure that the construction contractor contracted to perform the work complies with all local sound control and noise level rules, regulations, and ordinances that apply to any work performed pursuant to the contract.	Applicant	Applicant/PW&P	Construction Phase
4*	Noise	Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated without a muffler.	Applicant	Applicant/PW&P	Ongoing
5*	Noise	The use of loud sound signals shall be avoided in favor of light warnings, except those required by safety laws for the protection of personnel.	Applicant	Applicant/PW&P	Ongoing
6*	Noise	During all construction phases of the project, the Applicant shall ensure that the construction contractor limits all on-site noise-producing activities to the hours of 6:00 a.m. to 9:00 p.m., Monday through Friday, and to the hours of 7:00 a.m. to 5:00 p.m. on Saturday and Sunday.	Applicant	Applicant/PW&P	Construction Phase

7*	Noise	The Applicant shall ensure that the construction contractor implements appropriate additional noise mitigation measures, including changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, notifying the adjacent school and nearby residents in advance of construction work, and installing acoustic barriers around stationary construction noise sources if needed.	Applicant	Applicant/PW&P	Construction Phase
8*	Noise	If, based on complaints from noise-sensitive receivers and resulting investigations by the Department of Public Health, Environmental Health Division, it is determined the Applicant is failing to adequately control noise levels occurring at the facility in compliance with the Fresno County Noise Control Ordinance Code, or Mitigation Measures, then the operators shall be required to provide additional mitigation measures to meet the requirements of the Fresno County Noise Ordinance.	Applicant	Applicant/PW&P/ Sensitive Receptors	Ongoing

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document and Conditions of approval reference recommended Conditions for the project.

Conditions of Approval

1.	Development and operation shall be in substantial conformance with the approved Site Plan, Floor Plans, Elevation Drawings and Operational Statement.
2.	The Kings Canyon Unified School District in which the subject property is located is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when application is made for a building permit.
3.	The Applicant shall limit truck traffic on Lac Jac Avenue fronting the school during school drop-off and pick-up times, and to the extent possible, when school is in session. This Condition only applies during the school year when children are present.

Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	The Applicant shall provide evidence to the County of Fresno demonstrating that the Regional Water Quality Control Board has approved the Storm Water Pollution Prevention Plan prior to issuance of a grading permit or building permit (whichever occurs first).
2.	The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District, fill out the Fire Permit Application at www.fresnocountyfire.org and submit with the project plans.

3.	Contact the Fresno County Fire Protection District (FCFPD) at (559) 493-4359 to schedule a meeting to receive specific requirements for the project. Failure to schedule an appointment with FCFPD will affect the ability to obtain a final approval of permits.
4.	The project shall comply with California Code of Regulations Title 24 – Fire Code.
5.	Lac Jac Avenue is classified as a local road with an existing right-of-way width of 25 feet east of the section line per Plat Book. The minimum right-of-way width east of the section line for a local road is 30 feet.
6.	Any additional runoff generated by the proposed development of this site cannot be drained across property lines or into County right-of-way, and must be retained on site, per County standards.
7.	An Engineered Grading and Drainage Plan is required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
8.	Any access driveway should be set back a minimum of 10 feet from the property line.
9.	Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site, and shall not swing outward.
10.	Prior to occupancy of the storage warehouse and wine storage tanks, the Applicant shall update the online Hazardous Materials Business Plan/CalARP (RMP) submittal and site plan (https://www.fresnocupa.com/ or http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
11.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes. As a measure to protect groundwater, any water wells or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project, shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the Applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed C-57 contractor. Contact the Water Surveillance Program at (559) 600-3357 for more information.
12.	Should any underground storage tank(s) be found during the project, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
13.	Should a water well be drilled, the water well contractor selected by the Applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Public Health Department, Environmental Health Division. Contact the Water Surveillance Program at (559) 600-3357 for more information.

FRESNO COUNTY PLANNING COMMISSION
RESOLUTION NO. 7135
Classified Conditional Use Permit Application No. 1434
(Granted with conditions)

WHEREAS, Classified Conditional Use Permit Application No. 1434 has been filed by H. Wayne Taul seeking to expand an existing winery and distillery by the addition of brandy receiving, finishing and storage buildings at the northeast corner of Lac Jac and Parlier Avenues in the AE-20 (Exclusive 20-Acre Agricultural) District, which application came regularly before this Commission on the 17th day of February, 1977; and

WHEREAS, on said date, the Commission considered the attached Staff Report prepared for the proposed project by the Fresno County Planning Department and further heard testimony from interested parties; and

WHEREAS, after due consideration and deliberation of the evidence, it appeared to the Commission that the conditions necessary for the granting of a Conditional Use Permit do exist and that Classified Conditional Use Permit Application No. 1434 should be granted.

NOW, THEREFORE, BE IT RESOLVED that this Commission does make its findings of fact as follows:

Finding No. 1 - Adequacy in Size and Shape of the Site

The site plan and information submitted with the application demonstrates that the site is adequate in size and shape to accommodate the use.

Finding No. 2 - Adequacy of Streets and Highways

Lac Jac and Parlier Avenues are local streets. Lac Jac provides access to Manning Avenue (County expressway) one-half mile to the south. These streets are adequate to accommodate the traffic associated with the use.

Finding No. 3 - Effect of Use on Abutting Property

Although no significant adverse effect on adjacent property has been identified, the size and height of the buildings could be disturbing to area residents. The appearance of the structures will be mitigated by an appropriate landscaping scheme.

Finding No. 4 - General Plan Objectives

The use is consistent with the General Plan and its recommendation for agricultural uses.

BE IT FURTHER RESOLVED that Classified Conditional Use Permit Application No. 1434 is hereby granted subject to the following conditions which are deemed necessary to protect the public health, safety and general welfare:

- a. A Site Plan Review shall be approved by the Director of Public Works in accordance with Sections 839 and 874 of the Fresno County Zoning Ordinance.
- b. Access shall be limited to Lac Jac Avenue. Access roads shall be paved in a manner approved by the Director of Public Works.
- c. Truck parking and storage areas shall be surfaced with a dust palliative approved by the Director of Public Works.
- d. Evergreen trees shall be planted and maintained at 20-foot intervals along Lac Jac Avenue and Parlier Avenue road frontages, along the northerly property line and along the westerly fence line.

- NOTES: 1. This Conditional Use Permit shall expire in one year unless substantial development has commenced. A one year extension of this deadline may be granted by the Board or Commission upon written request received prior to the expiration date.
2. This decision of the Planning Commission is final unless appealed to the Board of Supervisors within fifteen days.

The foregoing resolution was approved upon motion by Commissioner Aalto, second by Commissioner Nakamura.

VOTING: YES: Commissioners Aalto, Nakamura, Annand, Bauernfeind, Broten, Koligian, Sharp, Davis

NO: None

Absent: Commissioner Liddell

Donald Livingston

DONALD LIVINGSTON
Director of Planning - Secretary
Fresno County Planning Commission

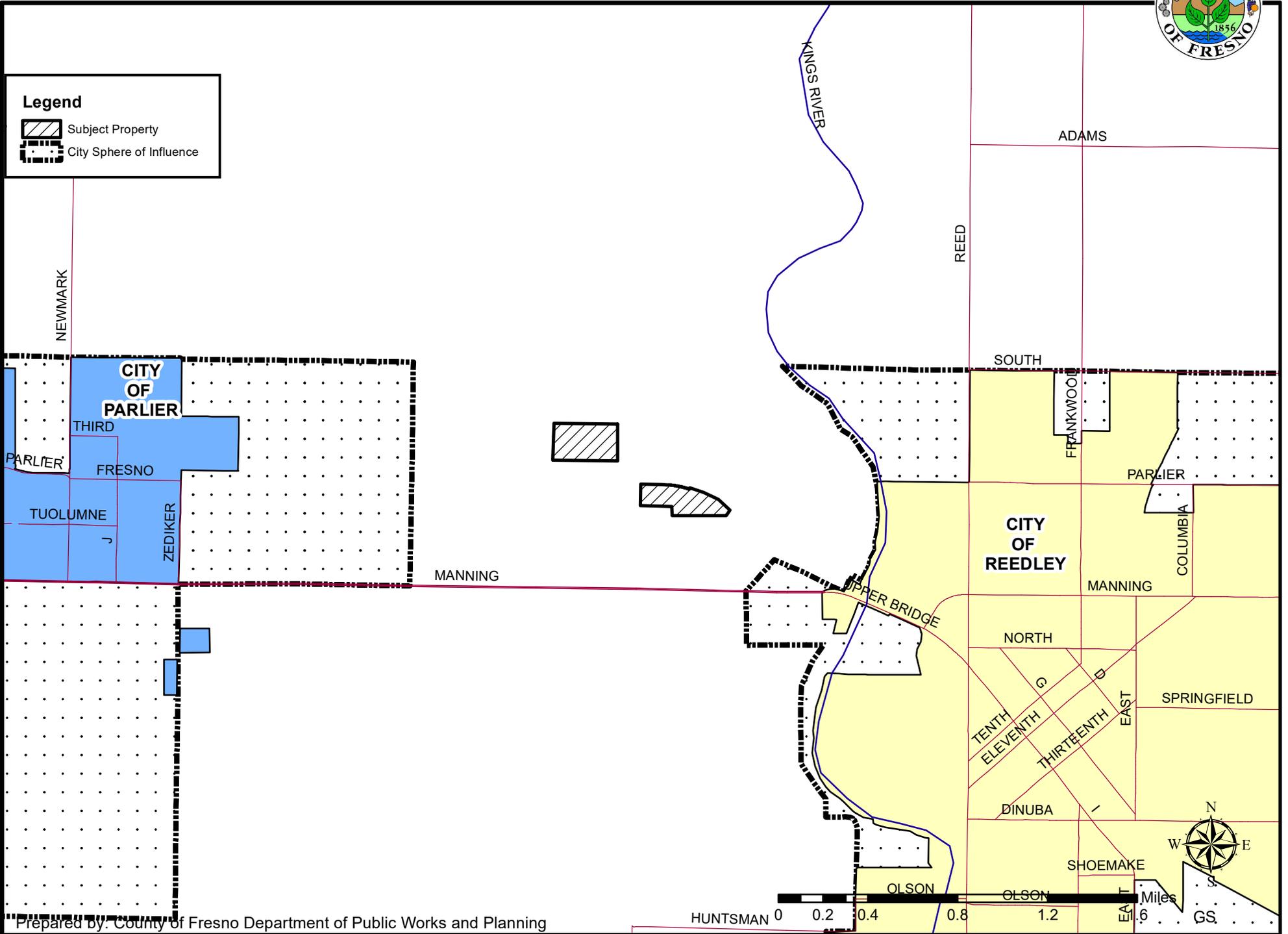
PARCEL #: 363-050-42
DATED: March 9, 1977
RES: 7135
CU: 1434
Dist: 4
CM:jg:tg

LOCATION MAP

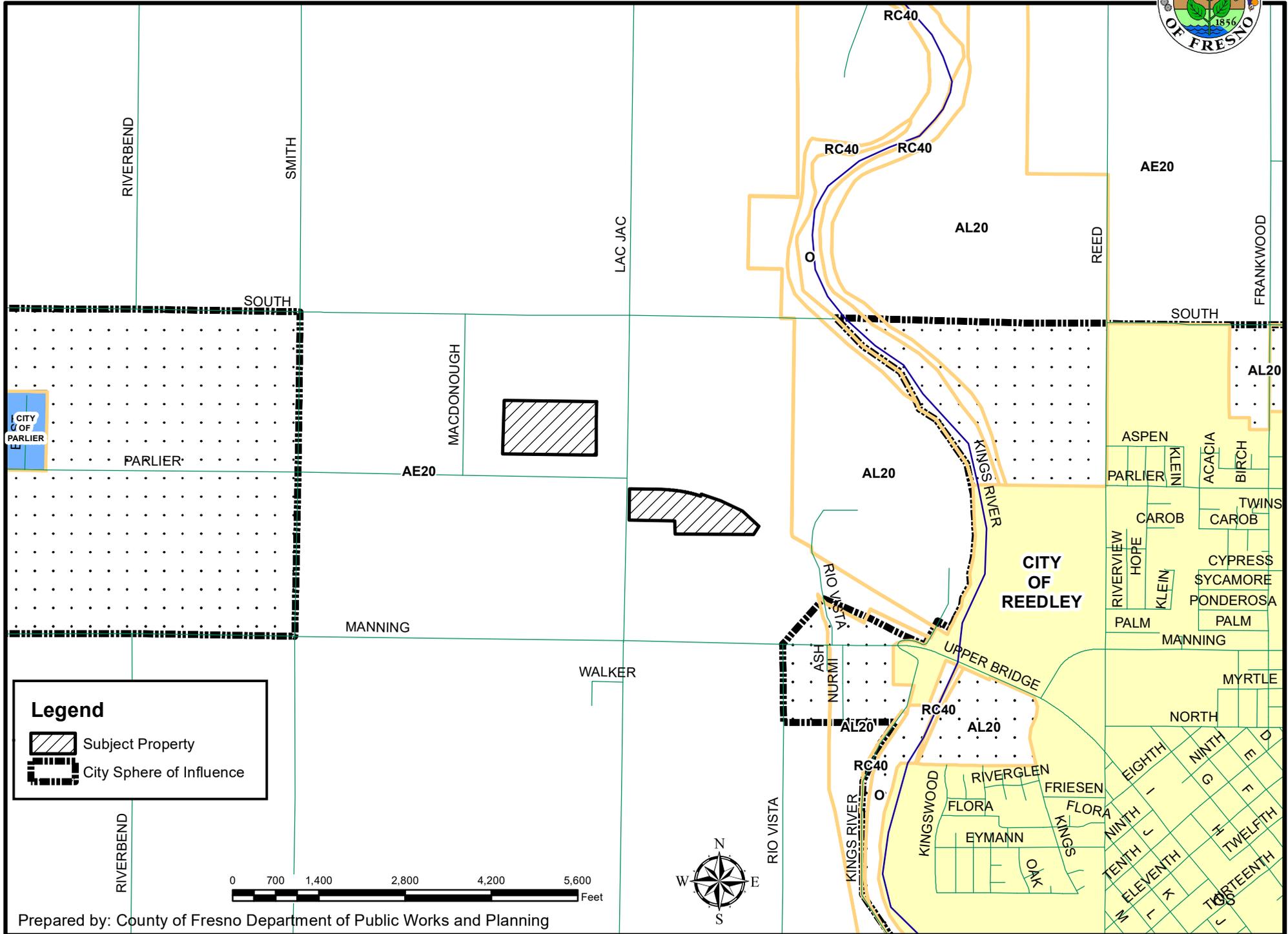


Legend

-  Subject Property
-  City Sphere of Influence



EXISTING ZONING MAP

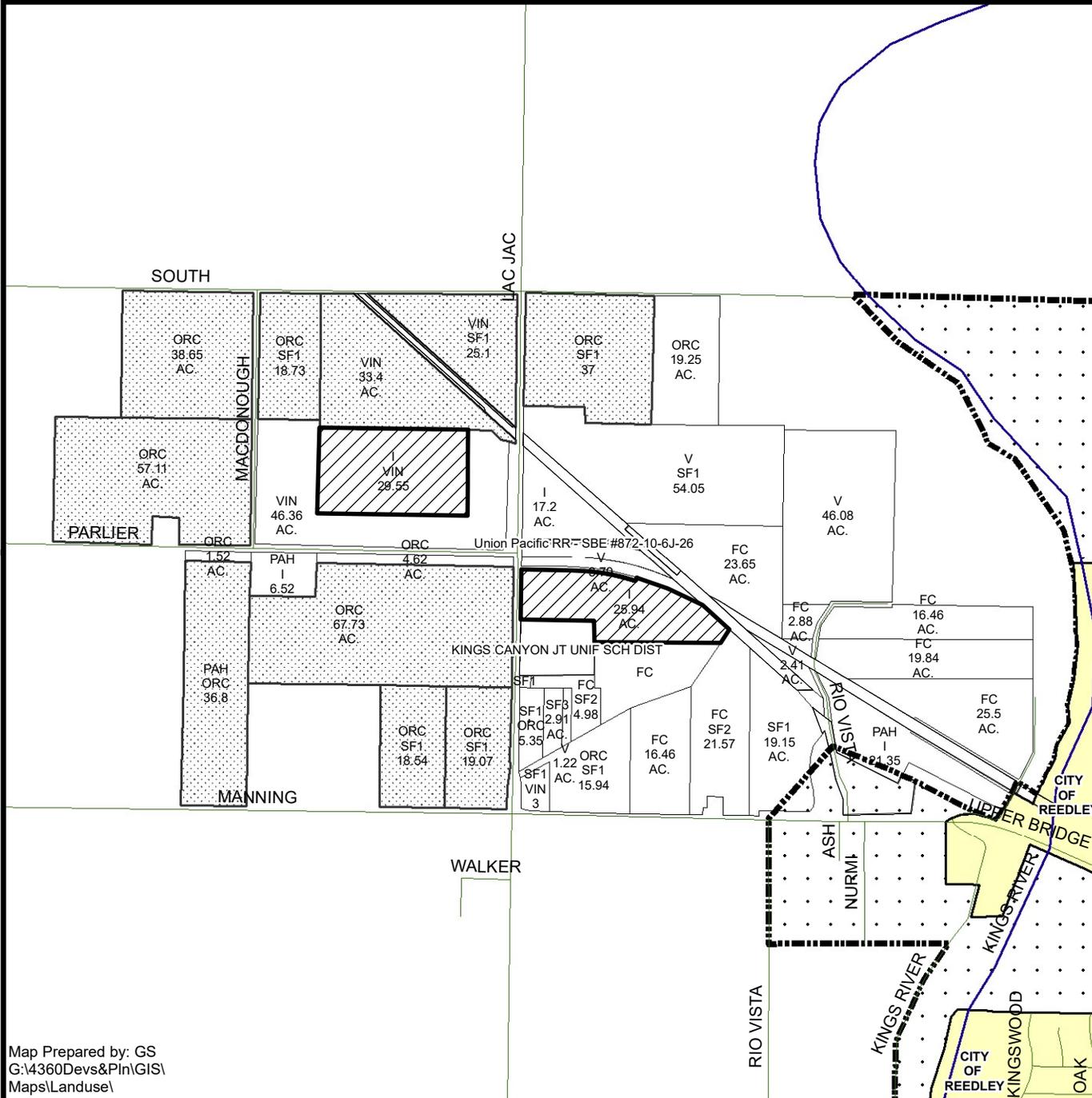


Legend

- Subject Property
- City Sphere of Influence



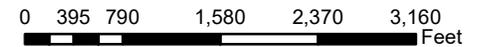
EXISTING LAND USE MAP



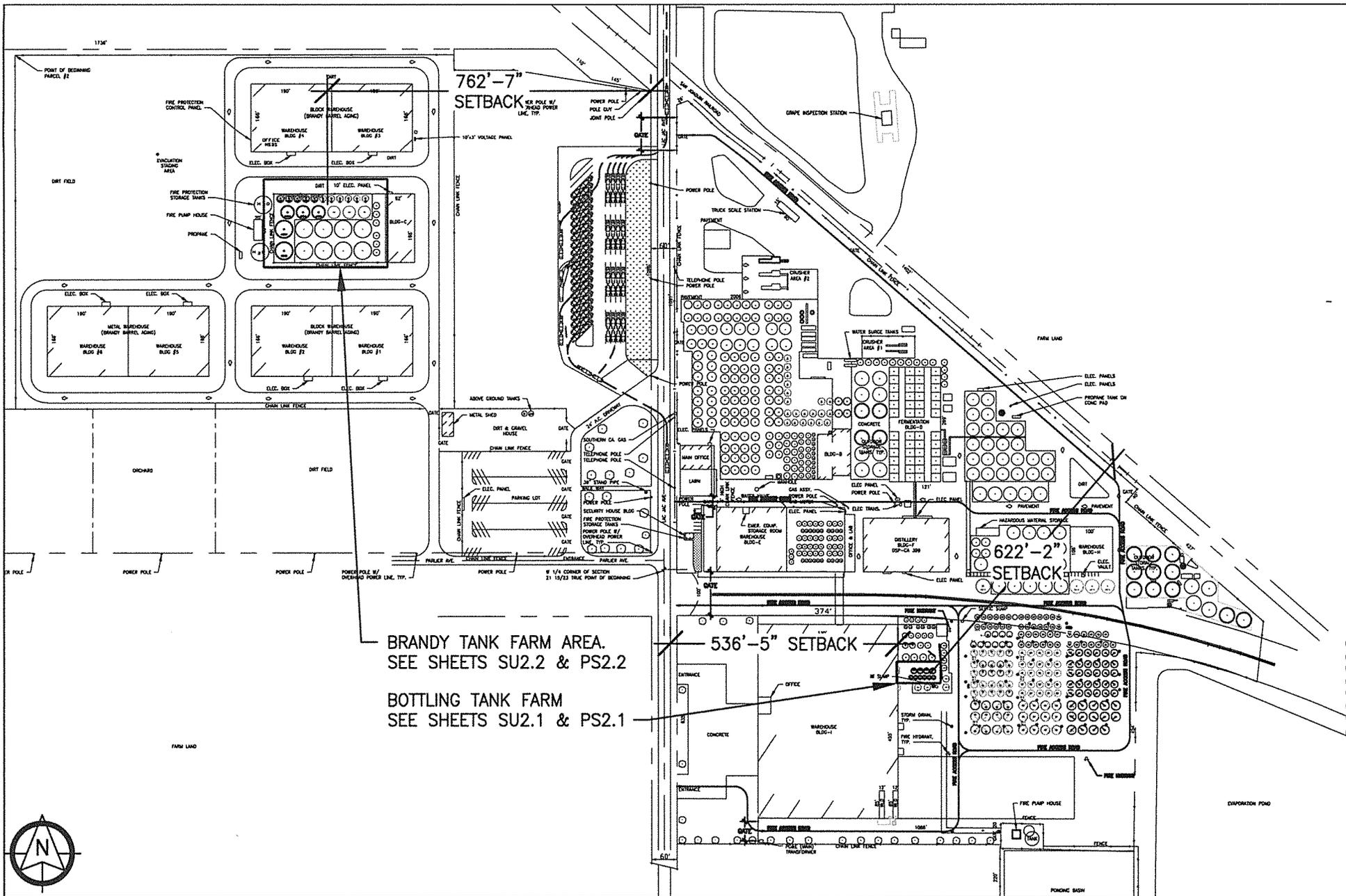
LEGEND	
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
PAH	- PACKING HOUSE
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

Legend

-  Subject Property
-  Ag Contract Parcels
-  City of Reedley Sphere of Influence



Department of Public Works and Planning
Development Services Division



BRANDY TANK FARM AREA.
SEE SHEETS SU2.2 & PS2.2

BOTTLING TANK FARM
SEE SHEETS SU2.1 & PS2.1



RYAN - REVERA CONSULTING
MECHANICAL ENGINEERS
14 Hatton Ave
(831) 288-6221

TIMOTHY G RYAN & ASSOCIATES INC. DBA:
RRC ENGINEERS
WINEY BUSINESS
INDUSTRIAL REFRIGERATION
SWEET UTILITIES

Spreckels, California 93962
timr@rrc-engineers.com
rodr@rrc-engineers.com

O'NEILL VINTNERS & DISTILLERS
8418 S. LAC JAC AVE.
PARLIER, CA 93648-9708
**BOTTLING & BRANDY TANK YARDS -
SITE PLAN**

DATE:	02/03/20
SCALE:	1" = 300'-0"
DRAWN:	RR
JOB:	20190073

SHEET
SP1

NEW BOTTLING & BRANDY TANK YARD ADDITIONS UNDERGROUND PERMIT FOR: O'NEILL VINTNERS AND DISTILLERS

8418 S. LAC JAC AVE. PARLIER, CALIFORNIA

SHEET INDEX:

TITLE	
TO.1	TITLE SHEET
PROCESS STRUCTURE	
PS0.1	LEGEND, NOTES, & SPECS - PROCESS STRUCTURE
PS2.1	BOTTLING TANK FARM SLAB/FOUNDATION & PIPE RACK PLAN - PROCESS STRUCTURE
PS2.2	BRANDY TANK FARM SLAB/FOUNDATION & PIPE RACK PLAN - PROCESS STRUCTURE
PS6.1	DETAILS - PROCESS STRUCTURE
SITE UTILITIES	
SU0.1	LEGEND, NOTES, & SPECS - SITE UTILITIES
SU2.1	BOTTLING TANK FARM PLAN - SITE UTILITIES
SU2.2	BRANDY TANK FARM PLAN - SITE UTILITIES
BOTTLING TANK & CATWALK LAYOUT	
6025-000	BOTTLING TANK & CATWALK LAYOUT
7.5K WINE TANK	
6026-000	09'-1" x 16'-0" 7.5K GALLONS WINE STORAGE TANK
15K WINE TANK	
6024-000	012'-9" x 16'-0" 15K GALLONS WINE STORAGE TANK
46K BRANDY TANK	
6031-000	016'-0" x 30'-0" 46.2K GALLONS BRANDY STORAGE TANK
175K BRANDY TANK	
6032-000	030'-6" x 32'-0" 175K GALLONS BRANDY STORAGE TANK
278K BRANDY TANK	
6033-000	041'-0" x 28'-0" 278K GALLONS BRANDY STORAGE TANK
CATWALK SUPPORTS FOR 278K BRANDY TANKS	
6038-000	CATWALK SUPPORT FOOTINGS FOR 278K BRANDY TANKS

CONSULTANTS:

OWNER:
O'NEILL VINTNERS AND DISTILLERS
8481 S. LAC JAC AVE.
PARLIER, CA 93648
CONTACT: MATTHEW S. TOWERS
PHONE: (559) 638-3544
FAX: (559) 638-6272
EMAIL: mtowers@oneillwine.com

FACILITY REPRESENTATIVE
O'NEILL VINTNERS AND DISTILLERS
8418 S. LAC JAC AVE.
PARLIER, CA 93648
CONTACT: RON CASTILLO
PHONE: (559) 638-3544
EMAIL: rcastillo@oneillwine.com

MECHANICAL ENGINEER
RYAN-REVERA CONSULTING
MECHANICAL ENGINEERS
1156 ABBOTT STREET, SUITE 3
SALINAS, CA 93901
CONTACT: TIM RYAN
PHONE: (831) 288-6221 ext. 1
EMAIL: tim@rrc-engineers.com

STRUCTURAL ENGINEER:
BROOKS RANSOM ASSOCIATES
7415 N. PALM AVE., SUITE 100
FRESNO, CA 93711
CONTACT: RICK RANSOM
PHONE: (559) 449-8444
EMAIL: rick@brooksransom.com

CONTRACTORS:

CONCRETE & UNDERGROUND CONTRACTOR:
ANDERSON-LITFIN, INC
1385 VENTURE LAND
TULOCK CA 95380
LIC# 389720
PHONE: (209) 667-4141
FAX: (209) 667-5267

WELDING CONTRACTOR
JAMES MARK WELDING
60 WEST PARLIER AVE.
FRESNO, CA 93706

TANK MANUFACTURER
SANITARY STAINLESS WELDING
2250 S. EAST AVENUE, SUITE 101B
FRESNO, CA 93706
GEORGE ROGERS
PHONE: (559) 233-7116

SPECIAL INSPECTOR:
TECHNICON ENGINEERING
4539 N. BRAWLEY AVE. #108
FRESNO, CA 93722
PHONE: (559) 276-9311

PROJECT DATA:

WINERY CAPACITY IMPROVEMENT PROJECT.

JOB ADDRESS:
8418 S. LAC JAC AVENUE
PARLIER, CA 93648

ZONE:
AE 20

SEISMIC ZONE:
SDS = .437

ASSESSOR'S PARCEL NUMBER:
363-06-155, 363-05-121, 363-06-132

PROPOSED USE:

- (N) 105,000 GAL. BOTTLING STORAGE TANKS
- (N) DRAINAGE SYSTEMS FOR STORAGE YARDS TIED INTO (E) SYSTEMS
- (4) 15,000 GAL. WINE TANKS
- (5) 46,200 GAL. BRANDY TANKS
- (3) 175,000 GAL. BRANDY TANKS
- (2) 278,000 GAL. BRANDY TANKS
- UNDERGROUND DRAIN PIPING

SCOPE:

- INSTALLATION OF WINE TANK FOUNDATIONS & SLAB
- INSTALLATION OF WINE STORAGE TANKS:
 - (6) 7,500 GAL. WINE TANKS
 - (4) 15,000 GAL. WINE TANKS
- INSTALLATION OF BRANDY TANKS:
 - (5) 46,200 GAL. BRANDY TANKS
 - (3) 175,000 GAL. BRANDY TANKS
 - (2) 278,000 GAL. BRANDY TANKS
- UNDERGROUND DRAIN PIPING

OCCUPANCY:
U

CONSTRUCTION TYPE:
V-B

BUILDING AREA:
N/A

SITE AREA: CONSTRUCTION SITE AREA:
0.067 acres (2,958 SQ. FT., NEW BOTTLING TANKS)
0.27 acres (12,137 SQ. FT. NEW BRANDY TANKS)

LOT COVERAGE:
N/A

PARKING REQUIREMENTS:
(E) EXISTING Parking stalls : 172
(E) EXISTING Handicap parking stalls : 1
(E) EXISTING Visitor Parking stalls : 3
(E) EXISTING Handicap parking stall : 1

FIRE SPRINKLERS:
N/A

OCCUPANT LOAD:
N/A

GRADING PERMIT:
N/A

STATEMENT OF SPECIAL INSPECTIONS:

- IN ACCORDANCE WITH 2016 C.B.C. SECTIONS 110 AND 1704.2, THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR WHO SHALL PROVIDE PERIODIC INSPECTION DURING INSTRUCTION ON THE FOLLOWING TYPES OF WORK:
A. SHOP & FIELD WELDING
- SPECIAL INSPECTIONS REQUIRED BY THIS CODE ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISE OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED INSPECTION AGENCY.
- SPECIAL INSPECTOR'S BACKGROUND AND QUALIFICATIONS SHALL BE FORWARDED TO THE ENFORCEMENT AGENCY FOR APPROVAL AT LEAST 3 DAYS BEFORE ANY INSPECTIONS ARE MADE.
- INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO THE ENFORCEMENT AGENCY WITH COPIES TO THE STRUCTURAL ENGINEER, GENERAL CONTRACTOR AND OWNER.
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS, ANY WORK TO BE DONE OR ANY MATTER RELATIVE THERETO THAT IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE ENGINEER IN GENERAL RESPONSIBLE CHARGE IS REQUIRED TO OBSERVE THE CONSTRUCTION AT SIGNIFICANT STAGES OF PROGRESS, THE CONTRACTOR SHALL COORDINATE EFFORTS IN SUCH A WAY THAT THESE SITE VISITS CAN BE ACCOMMODATED.
- TESTING IS REQUIRED AS NOTED IN THESE PLANS.

SITE DESIGN PARAMETERS

SOIL SITE CLASS: D

SOIL BEARING CAPACITY: 3500 PSF
TECHNICON ENGINEERING SERVICES #23773.001

SEISMIC IMPORTANCE FACTOR: 1.25

GLOBAL POSITIONING COORDINATES:
LAT= 36.612 DEGREES
LON=-119.482

SEISMIC:
Ss=.457 S1=.215
Sds=.437 Sd1=.283
F0=1.435 Fv=1.97

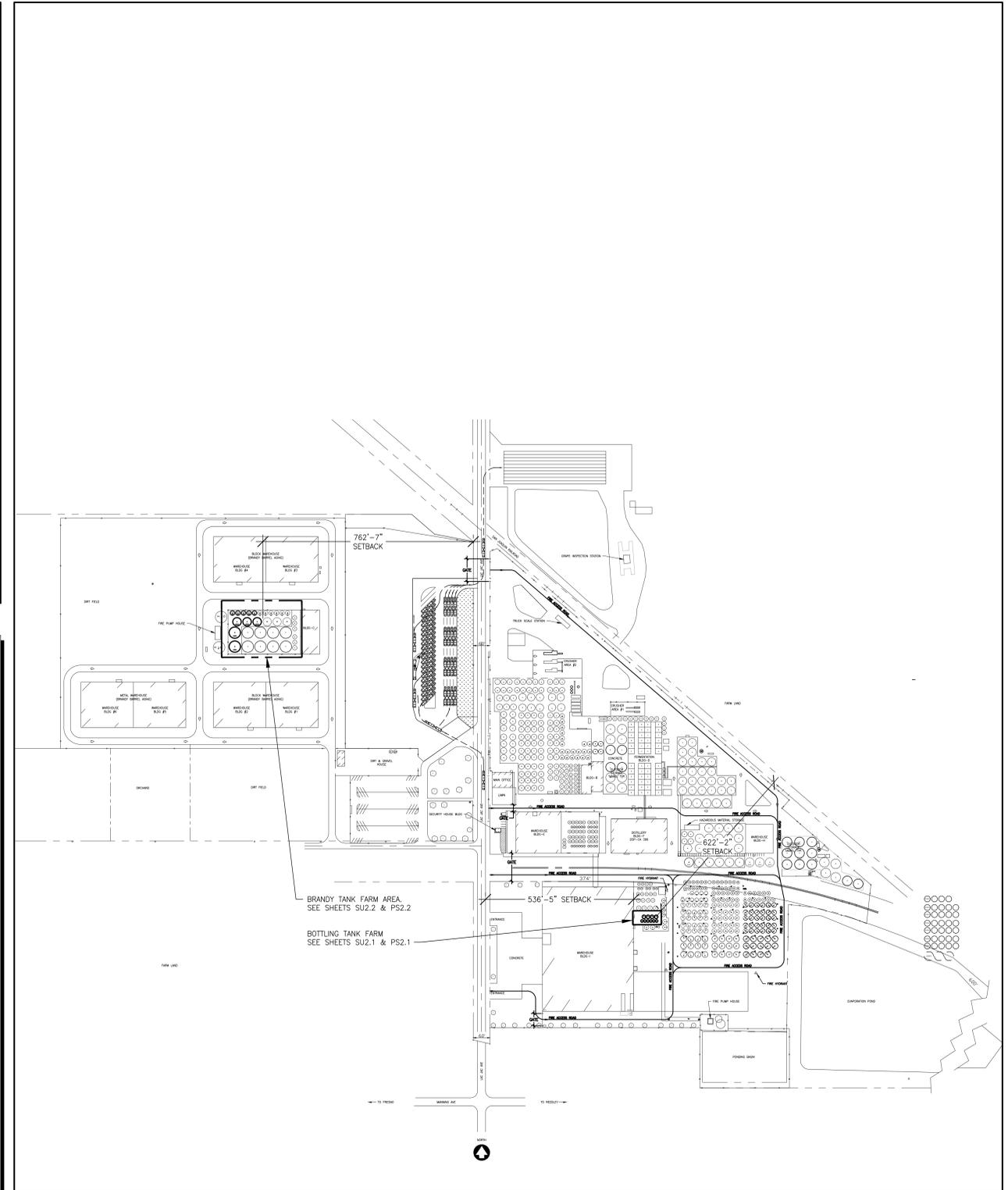
SEISMIC DESIGN CATEGORY: D

COMPLIANCE NOTES:

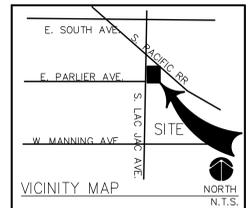
THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF: THE 2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES. THIS PROJECT SHALL ALSO COMPLY WITH CALIFORNIA ADMINISTRATIVE CODE AND THE FRESNO COUNTY ORDINANCE CODE TITLE 15.

GENERAL NOTES:

- CODE: ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CALIFORNIA BUILDING CODE (C.B.C.), 2016 EDITION, ALONG WITH THE LATEST ADOPTED EDITIONS OF THE PLUMBING, MECHANICAL, ELECTRICAL, FIRE, HEALTH AND OTHER APPLICABLE CODES AND GOVERNMENT STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT ALL PARTS OF THIS PROJECT PER THESE CODES AND APPLICABLE GOVERNMENT STANDARDS. THESE PLANS IN NO WAY ARE INTENDED TO RELIEVE THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS FROM THE RESPONSIBILITY OF KNOWLEDGE OF CODE, BIDDING PER CODE AND/OR BUILDING TO CODE. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL ITEMS CONTAINED IN THE DRAWINGS THAT, IN HIS OPINION, DO NOT MEET CODE REQUIREMENTS. IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR INFORM HIS SUBCONTRACTORS OF THEIR (MUTUAL) RESPONSIBILITY AS LICENSED CONTRACTORS TO BID AND CONSTRUCT PER THESE DOCUMENTS AND PER CODE REQUIREMENTS. CONFLICTS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION DURING THE BID/PRICING PHASE OF THE PROJECT. AFTER CONTRACTS ARE SIGNED, NO EXTRA PAYMENTS WILL BE MADE, AUTHORIZED OR CERTIFIED FOR ITEMS REQUIRED UNDER THE APPLICABLE BUILDING CODES, WHETHER OR NOT THEY ARE SHOWN IN THESE DRAWINGS.
- AGREEMENT WITH DRAWING CONVENTION AND LEVEL OF DETAILING: THE CONTRACTOR AGREES, BY PROCEEDING WITH CONSTRUCTION AND USING THESE CONSTRUCTION DOCUMENTS, THAT HE/SHE HAS REVIEWED THEM IN DETAIL, UNDERSTANDS THEM AND AGREES THAT THE DRAWING CONVENTIONS EMPLOYED, THE AMOUNT OF DETAILING AND LEVEL OF DETAILING ARE APPROPRIATE TO ALLOW HIS/HER CONSTRUCTION OF THE PROJECT.
- DIMENSIONS: THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES. DO NOT SCALE THE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE. DRAWINGS WITH LATEST DATE IN THE TITLE BLOCK COLUMN OR ON "REVISIONS" COLUMN TAKE PRECEDENCE OVER PREVIOUSLY PRINTED DRAWINGS. IN THE CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE DRAWINGS SHALL GOVERN IN MATTERS OF QUANTITY AND THE SPECIFICATIONS SHALL GOVERN IN MATTERS OF QUALITY. IN CASE OF CONFLICT WITHIN THE DRAWINGS INVOLVING QUANTITIES, THE GREATER QUANTITY AND THE HIGHER QUALITY SHALL BE FURNISHED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO MAINTAIN THE MOST UP TO DATE CONSTRUCTION DOCUMENTS AS THEY PERTAIN TO THEIR TRADES.
- TEMPORARY BRACING/SAFETY: THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY PERSONNEL FROM THIS OFFICE SHALL NOT INCLUDE INSPECTION OR APPROVAL OF ABOVE ITEMS. JOB SITE SAFETY, SAFETY TRAINING AND OSHA REQUIRED PROVISIONS ARE THE CONTRACTOR'S RESPONSIBILITY. THE ENGINEER HAS MADE NO PROVISION IN THESE DOCUMENTS FOR CONSTRUCTION TECHNIQUE OR OSHA REQUIREMENTS DURING CONSTRUCTION.
- SUPERINTENDENT: THE OWNER AND THE GENERAL CONTRACTOR, BY THEIR MUTUAL CONTRACT FOR CONSTRUCTION, SHALL PROVIDE FOR AND INSURE THAT THERE IS A FULL TIME, QUALIFIED SUPERINTENDENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL WALK THROUGH OR UNTIL THE ENGINEER AND OWNER AGREE, IN WRITING, THAT NO ON SITE SUPERVISION IS REQUIRED OF THE GENERAL CONTRACTOR.
- UTILITIES: UTILITY, UNDERGROUND, ETC., ARE TO BE COORDINATED WITH P.G.&E., ETC. AS REQUIRED. VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO COMMENCING ANY WORK. THE LOCATIONS OF THE UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) BEFORE BEGINNING ANY UNDERGROUND WORK. (800-442-2444). THE CONTRACTOR IS TO BE AWARE OF THE POSSIBILITY OF UNKNOWN UNDERGROUND ITEMS AND TO EXERCISE CARE.
- OTHER DRAWINGS AND REPORTS RELATED TO THIS PROJECT: THE ENGINEER WILL COMMUNICATE ONLY WITH THE PROJECT SUPERINTENDENT/PROJECT MANAGER. ALL PERSONS WORKING FROM THESE DRAWINGS SHALL BE CHARGED WITH KNOWLEDGE, THROUGH THE PROJECT SUPERINTENDENT, OF THE EXISTENCE AND CONTENT OF MODIFIED OR REVISED DRAWINGS, DETAILS, AND ALL OTHER RELATED DRAWINGS AND DOCUMENTS AS MIGHT AFFECT THEIR WORK.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL. [CBC 107]
- DRAWINGS PRODUCED BY SUB CONSULTANTS HAVE BEEN REVIEWED BY ENGINEER OF RECORD AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.



WORK LOCATION & SETBACK SITE PLAN
SCALE: 1" = 200'-0"



WASTE MANAGEMENT PLAN:

- CONTRACTOR SHALL PROVIDE WASTE MANAGEMENT PLAN IN ACCORDING TO LOCAL COUNTY REQUIREMENTS.
- CONTRACTOR SHALL FULFILL AND COMPLETE THE WASTE MANAGEMENT PLAN PRIOR TO OCCUPANCY/FINISH OF THE PROJECT.

REVISIONS DATE	BY	DESCRIPTION
11/22/19	RR	CONDITIONAL USE PERMIT SET



RYAN - REVERA CONSULTING
MECHANICAL ENGINEERS
Spreckels, California 93962
tim@rrc-engineers.com
ron@rrc-engineers.com



RRCA ENGINEERS
STRUCTURAL ENGINEERS
14 Halton Ave
Fresno, CA 93722
(831) 286-6221

O'NEILL VINTNERS AND DISTILLERS
8418 S. LAC JAC AVE.
PARLIER, CA 93648-9708
NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

TITLE SHEET
DATE: NOV. 22, 2019
SCALE: AS NOTED
DRAWN: RR
JOB: 20190073
SHEET

T0.1

STEEL NOTES:

- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDING" PUBLISHED BY THE A.I.S.C. (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) & A.W.S. (AMERICAN WELDING SOCIETY).
- ALL WELDING OF STRUCTURAL STEEL MEMBERS SHALL BE DONE BY CURRENTLY CERTIFIED WELDERS AND DONE IN CONFORMANCE WITH THE A.I.S.C. AND A.W.S.
- FILLER METAL AND WELDING FLUX: E70XX IN ACCORDANCE WITH A.W.S. D1.1-2004.
- ALL BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS.
- ALL STEEL MEMBERS AND THEIR CONNECTIONS, EXPOSED TO EARTH OR WEATHER SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING A.I.S.C. STANDARDS:
 - W (WIDE FLANGE) AND WT SHAPES SHALL BE A.S.T.M. A992 (Fy=50 ksi, Fu=65 ksi)
 - M, MT, S AND ST SHAPES SHALL BE A.S.T.M. A36 (Fy=36 ksi, Fu=58 ksi)
 - CHANNELS, ANGLES, PLATES AND MISC. SHALL BE A.S.T.M. A36. (Fy=36 ksi, Fu=58 ksi)
 - HP SHAPES SHALL BE A.S.T.M. A572 (Fy=50 ksi, Fu=65 ksi)
 - RECTANGULAR AND SQUARE HSS (HOLLOW STRUCTURAL SHAPES) SHALL BE A.S.T.M. A500 GRADE B (Fy=46 ksi, Fu=58 ksi)
 - ROUND HSS (HOLLOW STRUCTURAL SHAPES) SHALL BE A.S.T.M. A500 GRADE B (Fy=42 ksi, Fu=58 ksi)
 - PIPE SHALL CONFORM TO A.S.T.M. A53 GRADE B (Fy=35 ksi, Fu=60 ksi)
- ALL ENDS OF EXPOSED STRUCTURAL SHAPES & HOLLOW STRUCTURAL SHAPED STEEL MEMBERS SHALL HAVE 1/4" CAP PLATE WITH PARTIAL PENETRATION WELDS, U.O.N., GRIND SMOOTH, A.E.S.
- ALL STEEL BEAMS SHALL HAVE INSTALLED STANDARD MILL TOLERANCE UP, TYP., U.I.N.O.
- PRIMER: AS DIRECTED BY OWNER.

PROCESS STRUCTURE SPECIFICATIONS

- SCOPE:** CONTRACTOR SHALL CONSTRUCT THE WINE TANK CONCRETE SLAB, WINE TANK FOUNDATIONS, & THE PIPE SUPPORT RACKS AS INDICATED ON THE DRAWINGS & THESE SPECIFICATIONS.
- CODES:** THIS WORK SHALL CONFORM TO ALL LOCAL CODES, 2016 CALIFORNIA BUILDING CODE & ANY LOCAL CODE REQUIREMENTS.
- SITE VERIFICATION:** CHECK ALL DIMENSIONS IN RELATION TO SITE CONDITIONS BEFORE STARTING WORK. CONTRACTOR SHALL EXAMINE THE SITE OF WORK AND, AFTER INVESTIGATION, TO DETERMINE THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THE EXISTING CONDITIONS AFFECTING THE WORK PRIOR TO BID SUBMISSION.
- SAFETY:** DURING THE CONSTRUCTION PHASE THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND PERSONNEL. PROVIDE ADEQUATE SHORING AND/OR BRACING IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE, AND NATIONAL SAFETY CODES.
- COORDINATION:** COORDINATE WITH GENERAL CONTRACTOR AND ALL OTHER TRADES.
- FEES:** CONTRACTOR SHALL PAY ALL FEES IN CONNECTION WITH THIS WORK. CONNECTION CHARGES SHALL BE REIMBURSED BY OWNER.
- GUARANTEE:** ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER DATE OF ACCEPTANCE.
- SUBMITTALS:** WITHIN 15 DAYS AFTER SIGNING A CONTRACT, PROVIDE SUBMITTALS ON ALL PLUMBING EQUIPMENT.
- CLEANING:** SITE SHALL BE THOROUGHLY CLEANED AND FREE OF CONSTRUCTION DEBRIS.
- FOOTINGS:** SHALL BE BUILT AS DETAILED ON THE DRAWINGS. THE FOUNDATION IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY TECHNICON ENGINEERING SERVICES, INC. DATED APRIL 27, 2007 PROJECT NO. TES 18975-001 AND UPDATED REPORT DATED FEBRUARY 12, 2014 PROJECT NO. TES 23773-001. THE FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 3325B + 6455D PSF (DL+LL) & 4990B + 9685D (DL + EL). FOOTINGS SHALL BEAR 24" MIN. INTO FIRM UNDISTURBED ORIGINAL SOIL OR ENGINEERED FILL.

CONCRETE NOTES:

- THE QUALITY, DESIGN AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.), EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM TO ACI 318, LATEST EDITION, MAXIMUM SLUMP SHALL BE 4 1/2 INCHES.
- CONCRETE SHALL BE PLACED IN ACCORDANCE W/ ACI-301. STRUCTURAL REINFORCEMENT AND EMBEDMENT SHALL NOT DISTURB THE PLACEMENT OF THE CONCRETE.
- FORMS FOR PERMANENTLY EXPOSED SURFACES SHALL PRODUCE A SMOOTH, EVEN, LEVEL FINISH WITHOUT FINIS. DESIGN OF FORM WORK SHALL TAKE INTO CONSIDERATION THE REQUIREMENTS OF ACI 318-11 SECTION 6.1.5.
- CONCRETE ELEVATIONS SHALL MATCH THE DRAWINGS TRUE WITH MAX. VARIATION OF 1/8" IN 10'-0".
- U.O.N., ALL EXPOSED EDGES OF CONCRETE SURFACES SHALL RECEIVE A 3/4" MINIMUM CHAMFER OR A 1/2" MINIMUM TOOLED RADIUS & THE TOP OF ALL EXPOSED FOOTINGS, PIERS AND COLUMNS. CONC SHALL RECEIVE A SMOOTH TROWELED FINISH. PATCH IMPERFECTIONS, & PROTECT CONC. FROM PREMATURE DRYING.
- REBAR SHALL BE DEFORMED BARS CONFORMING TO ASTM A615-68.
 - #4 (13 MM) AND SMALLER GRADE 40 (GRADE 300)
 - #5 (16 MM) AND LARGER GRADE 60 (GRADE 420)
- REBAR SHALL BE PLACED IN THE MAX. LENGTH POSSIBLE AND SHALL LAP 40 DIAMETER SPLICES IN CONCRETE (72 DIAMETERS AT SPLICES IN CONCRETE MASONRY PER CBC 2108.2) UN. SPLICES SHALL BE STAGGERED AND BARS MAYBE WIRED TOGETHER AT SPLICES. ALL STEEL SHALL BE HELD RIGID IN PLACE W/ APPROVED METAL DEVICES.
- REBAR FACE TO CONC FACE COVERAGE:
 - CONC SLAB ON GRADE: 1 1/2" MIN.
 - CONC SURFACE AGAINST EARTH: 3" MIN.
 - CONC POURED AGAINST FORMS: 2" MIN.
 - ALL OTHERS: SEE DETAILS
- ALL WELDING OF REINFORCING STEEL SHALL BE WITH LOW HYDROGEN ELECTRODES UNLESS OTHERWISE NOTED. WELDING OF REINFORCING ALLOWED ONLY WHERE DETAILED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH SPECIFICATIONS PER ACI 318-11 SECTION 3.5.2 AND 12.14.3.
- UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:
 - FOOTINGS, STEMWALLS & PIERS 3000 PSI
 - SLABS ON GRADE 3000 PSI
- DESIGN IS BASED ON 2500 PSI W/ NO SPECIAL INSPECTION REQUIRED PER CBC SECTION 1704.4
- ANCHORS:**
 - ANCHOR BOLTS SHALL CONFORM TO ASTM A307 W/ A BOLT HEAD OR AND EQUAL DEFORMITY AT THE EMBEDDED END AS DETAILED IN THE DRAWINGS UN. ANCHOR BOLTS SHALL BE HELD RIGID IN PLACE DURING CONC POURS.
 - EPOXY ANCHORS SHALL BE HILTI HIT-HY 200 ADHESIVE ANCHORS W/ F1554 GRADE 36 STEEL RODS UN ON PLANS.
- WHERE GROUT IS SPECIFIED ON THE DRAWINGS USE A HIGH STRENGTH, NON SHRINK, NON-METALLIC GROUT. USE MASTERBUILDERS "MASTERFLOW 713 GROUT" OR APPROVED SUBSTITUTE.

PROCESS STRUCTURE ABBREVIATIONS

ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
ALUM	ALUMINUM	L	STRUT ANGLE SHAPE
ARCH	ARCHITECTURAL	LAM	LAMINATED
AB	ANCHOR BOLT	LB	POUND
ABV	ABOVE	LLH	LONG LEG HORIZONTAL
ADDL	ADDITIONAL	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LT	LIGHT
BEL	BELOW	MAX	MAXIMUM
BLDG	BUILDING	MB	MACHINE BOLT
BLKG	BLOCKING	MECH	MECHANICAL
BM	BEAM	MEZZ	MEZZANINE
BOT	BOTTOM	MFR	MANUFACTURER
BOUND	BOUNDARY	MIN	MINIMUM
BRDG	BRIDGING	MTL	METAL
BRG	BEARING	(N)	NEW
BTWN	BETWEEN	NIC	NOT IN CONTRACT
C	STRUCTURAL CHANNEL SHAPE	NO / #	NUMBER
CJ	CONTROL JOINT	NOM	NOMINAL
CJP	COMPLETE JOINT PENETRATION	NS	NEAR SIDE
CL	CENTER LINE	NIS	NOT TO SCALE
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	OPT	OPTIONAL
CONN	CONNECTION	PERP	PERPENDICULAR
CONT	CONTINUOUS	PERIM	PERIMETER
CTR	CENTER	PL	PLATE
CTRD	CENTERED	PLY	PLYWOOD
CTSK	COUNTERSINK	PT	POINT
DBL	DOUBLE	P.T.	PRESSURE TREATED
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REQD	REQUIRED
DIST	DISTANCE	RFP	ROOF FRAMING PLAN
DN	DOWN	RO	ROUGH / ROUGH OPENING
DO	DITTO	R/RAD	RADIUS
DWG	DRAWING	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DWL	DOWEL	SCHD	SCHEDULE
EA	EACH	SHT	SHEET
EB	EXPANSION BOLT	SHTG	SHEATHING
EF	EACH FACE	SIM	SIMILAR
EJ	EXPANSION JOINT	S.M.D.	SEE MECHANICAL DRAWINGS
ELECT	ELECTRICAL	SSL	SHORT SLOTTED HOLE
ELEV	ELEVATION	SOG	SLAB ON GRADE
EMBED	EMBEDMENT OR EMBEDDED	SPEC	SPECIFICATION
EN	EDGE NAIL	SQ	SQUARE
EQ	EQUAL	SPEC	SPECIFICATION
EQUIV	EQUIVALENT	SS	STAINLESS STEEL
ES	EACH SIDE	STAG	STAGGER (ED)
EW	EACH WAY	STD	STANDARD
(E)	EXISTING	STIFF	STIFFENER
EXP	EXPANSION	STL	STEEL
FAB	FABRICATE	STRUCT	STRUCTURAL
FFP	FLOOR FRAMING PLAN	SYMM	SYMMETRICAL
FIN	FINISH	TA	ALUMINUM STRUCT TUBE SHAPE
FFE	FINISHED FLOOR ELEVATION	T&B	TOP & BOTTOM
FL	FLANGE / FLOW LINE	T&G	TONGUE AND GROOVE
FLR	FLOOR	THK	THICK
FNDN	FOUNDATION	THRD	THREADED
FOC	FACE OF CONCRETE	TOC	TOP OF CONCRETE
FOS	FACE OF STUD	TRTD	TREATED
FP	FULL PENETRATION	TS	HSS STRUCT TUBE SHAPE
FRMG	FRAMING	TYP	TYPICAL
FS	FAR SIDE	U.O.N.	UNLESS OTHERWISE NOTED
FT	FOOT	VERT	VERTICAL
FTG	FOOTING	VSH	VERTICAL SLOTTED HOLE
FW	FILLET WELD	W	WIDE FLANGE SHAPE
(F)	FUTURE	W/	WITH
GA	GAUGE	W/O	WITHOUT
GALV	GALVANIZED	WP	WATERPROOF
GR	GRADE	W.P.	WORKING POINT
GSN	GENERAL STRUCTURAL NOTES	WT.	WEIGHT
HDR	HEADER	WT	STRUCT TEE SHAPE
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HSB	HORIZONTAL SLOTTED HOLE		
HSMB	HIGH STRENGTH MACHINE BOLT		
HT	HEIGHT		
I	I BEAM SHAPE		
ID	INSIDE DIAMETER		
INTM	INTERMEDIATE (MITTANT)		
IN	INCH		
INCL	INCLUDES(ING)		
INT	INTERIOR		
JT	JOINT		

REVISIONS	DATE	BY	DESCRIPTION
1	11/22/19	RR	CONDITIONAL USE PERMIT SET



RYAN - REVERA CONSULTING
 MECHANICAL ENGINEERS
 14 Hutton Ave
 San Francisco, CA 94103
 (415) 286-6221
 ryan@rrc-engineers.com
 revera@rrc-engineers.com

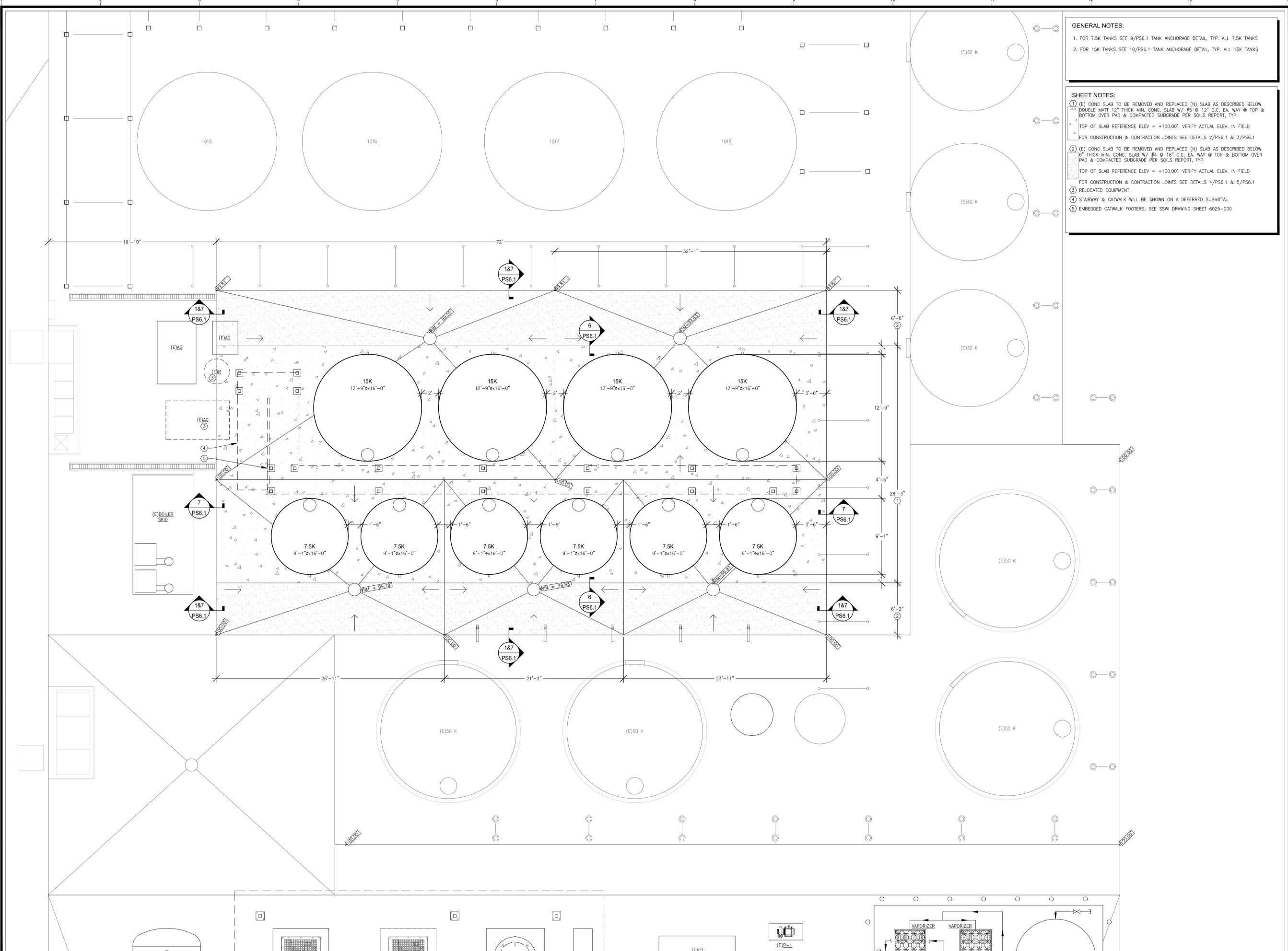


O'NEILL VINTNERS AND DISTILLERS
 8418 S. LAC JAC AVE.
 PARLIER, CA 93648-9708
 NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

LEGEND, NOTES, & SPECS - PROCESS STRUCTURE

DATE: NOV. 22, 2019
 SCALE: NTS
 DRAWN: RR
 JOB: 20190073
 SHEET

PS0.1



GENERAL NOTES:

- FOR 7.5K TANKS SEE 9/PS6.1 TANK ANCHORAGE DETAIL, TYP. ALL 7.5K TANKS
- FOR 15K TANKS SEE 10/PS6.1 TANK ANCHORAGE DETAIL, TYP. ALL 15K TANKS

SHEET NOTES:

- (E) CONC SLAB TO BE REMOVED AND REPLACED (N) SLAB AS DESCRIBED BELOW.
DOUBLE MATT 12" THICK MIN. CONC. SLAB W/ #5 @ 12" O.C. EA. WAY @ TOP & BOTTOM OVER PAD & COMPACTED SUBGRADE PER SOILS REPORT, TYP.
TOP OF SLAB REFERENCE ELEV = +100.00', VERIFY ACTUAL ELEV. IN FIELD
FOR CONSTRUCTION & CONTRACTION JOINTS SEE DETAILS 2/PS6.1 & 3/PS6.1
- (E) CONC SLAB TO BE REMOVED AND REPLACED (N) SLAB AS DESCRIBED BELOW.
6" THICK MIN. CONC. SLAB W/ #4 @ 16" O.C. EA. WAY @ TOP & BOTTOM OVER PAD & COMPACTED SUBGRADE PER SOILS REPORT, TYP.
TOP OF SLAB REFERENCE ELEV = +100.00', VERIFY ACTUAL ELEV. IN FIELD
FOR CONSTRUCTION & CONTRACTION JOINTS SEE DETAILS 4/PS6.1 & 5/PS6.1
- RELOCATED EQUIPMENT
- STAIRWAY & CATWALK WILL BE SHOWN ON A DEFERRED SUBMITTAL
- EMBEDDED CATWALK FOOTERS, SEE SSW DRAWING SHEET 6025-000

REVISIONS	DATE	BY	DESCRIPTION
1	11/22/19	RR	CONDITIONAL USE PERMIT SET

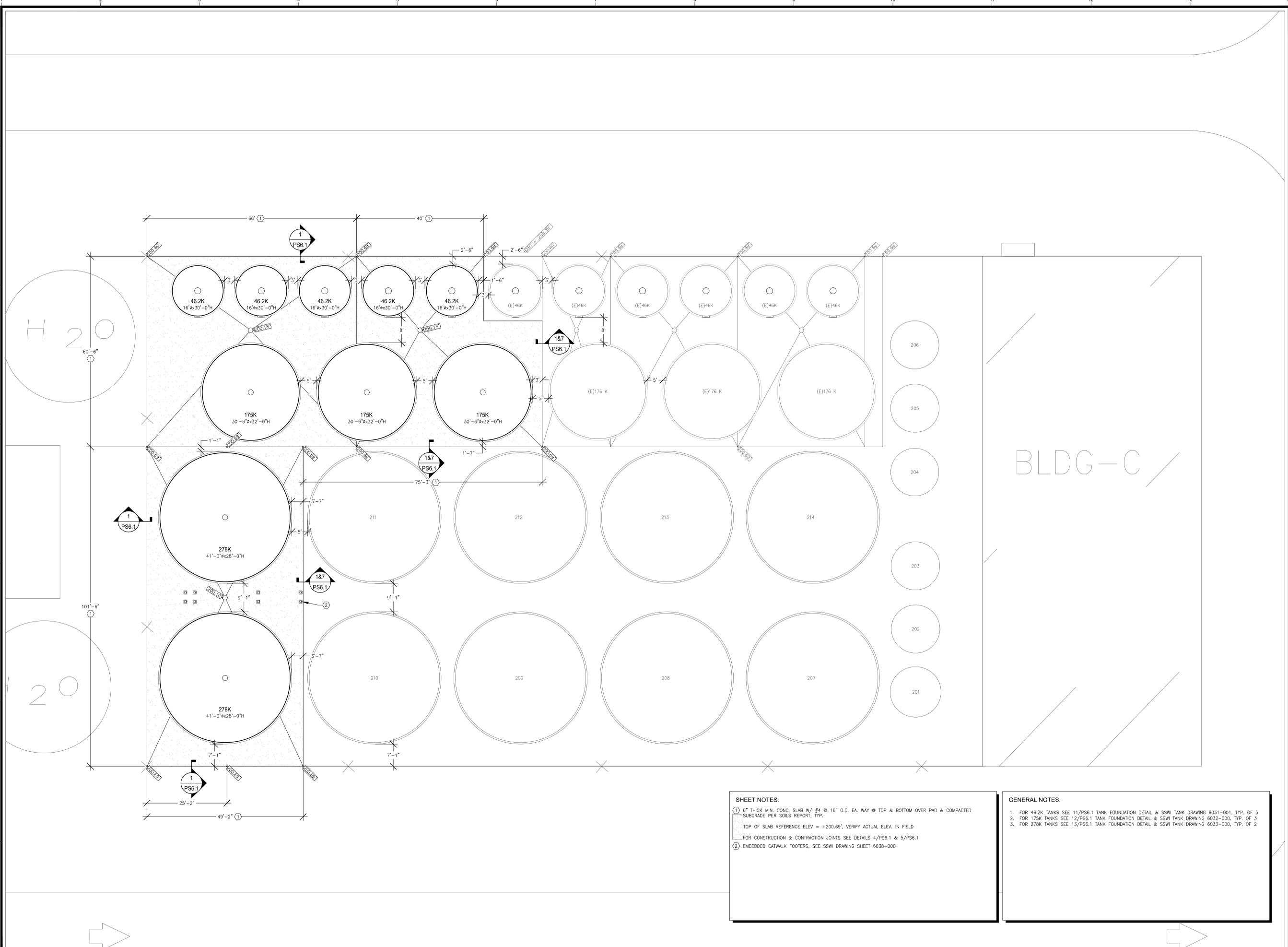
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL
 STATE OF CALIFORNIA
 No. 52159
 Exp. 11/22/19

RYAN - REVERA CONSULTING
 MECHANICAL ENGINEERS
 Spreckels, California 95962
 14 Hutton Ave
 tim@rrc-engineers.com
 rrr@rrc-engineers.com
 (831) 286-6221

O'NEILL VINTNERS AND DISTILLERS
 FARM
 8418 S. LAC JAC AVE.
 PARLIER, CA 93648-9708
 NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

BOTTLING TANK FARM
 SLAB/FOUNDATION & PIPE RACK PLAN
 DATE: NOV. 22, 2019
 SCALE: AS NOTED
 DRAWN: RR
 JOB: 20190073
 SHEET

BOTTLING TANK FARM SLAB/FOUNDATION & PIPE RACK PLAN - PROCESS STRUCTURE
 SCALE: 1/4" = 1'-0"



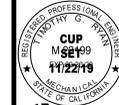
SHEET NOTES:

- ① 6" THICK MIN. CONC. SLAB W/ #4 @ 16" O.C. EA. WAY @ TOP & BOTTOM OVER PAD & COMPACTED SUBGRADE PER SOILS REPORT, TYP.
- TOP OF SLAB REFERENCE ELEV = +200.69', VERIFY ACTUAL ELEV. IN FIELD
- FOR CONSTRUCTION & CONTRACTION JOINTS SEE DETAILS 4/PS6.1 & 5/PS6.1
- ② EMBEDDED CATWALK FOOTERS, SEE SSWI DRAWING SHEET 6038-000

GENERAL NOTES:

1. FOR 46.2K TANKS SEE 11/PS6.1 TANK FOUNDATION DETAIL & SSWI TANK DRAWING 6031-001, TYP. OF 5
2. FOR 175K TANKS SEE 12/PS6.1 TANK FOUNDATION DETAIL & SSWI TANK DRAWING 6032-000, TYP. OF 3
3. FOR 278K TANKS SEE 13/PS6.1 TANK FOUNDATION DETAIL & SSWI TANK DRAWING 6033-000, TYP. OF 2

REVISIONS DATE	BY	DESCRIPTION
11/22/19	RR	CONDITIONAL USE PERMIT SET



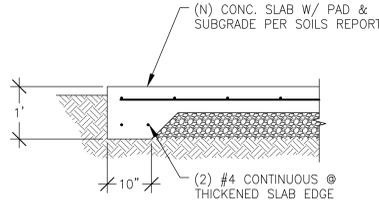
RYAN - REVERA CONSULTING
 MECHANICAL ENGINEERS
 Spreckels, California 95962
 tim@rrc-engineers.com
 ron@rrc-engineers.com



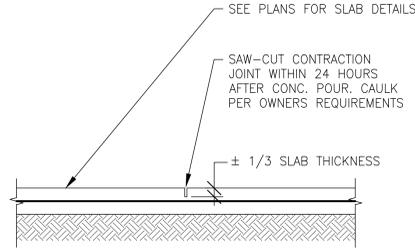
O'NEILL VINTNERS AND DISTILLERS
 8418 S. LAC JAC AVE.
 PARLIER, CA 93648-9708
 NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

BRANDY TANK FARM
 SLAB/FOUNDATION & PIPE RACK PLAN
 DATE: NOV. 22, 2019
 SCALE: AS NOTED
 DRAWN: RR
 JOB: 20190073
 SHEET

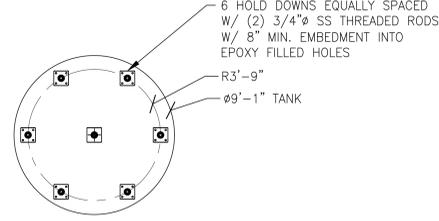
PS2.2



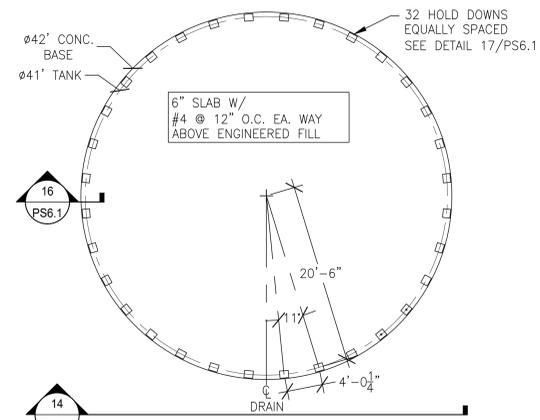
1 THICKEND SLAB EDGE
SCALE: 3/4" = 1'-0"



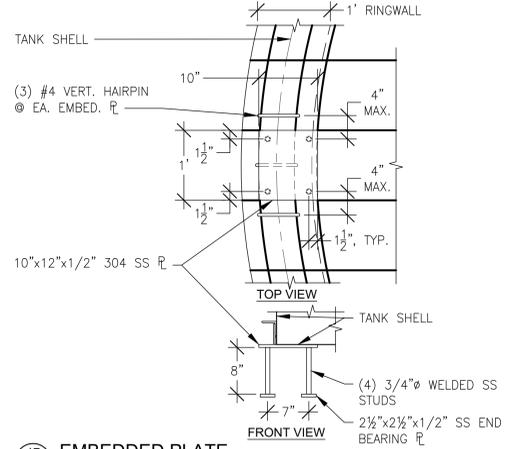
5 CONTRACTION JOINT (6" SLAB)
SCALE: 3/4" = 1'-0"



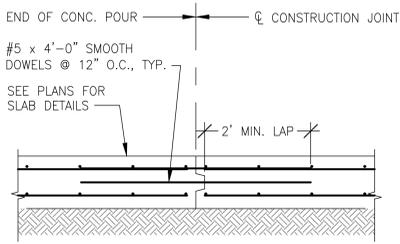
9 7.5K TANK ANCHOR TO SLAB
SCALE: 1/4" = 1'-0"



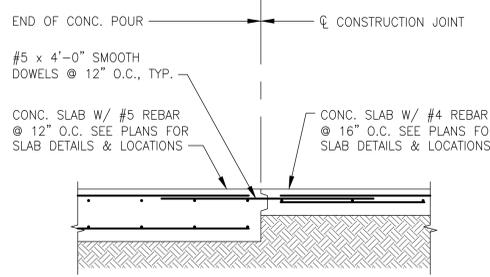
13 278K TANK FOUNDATION
SCALE: 1/8" = 1'-0"



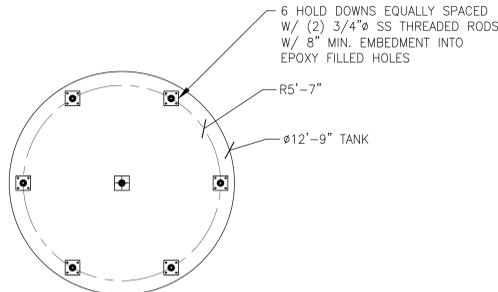
17 EMBEDDED PLATE
SCALE: 1" = 1'-0"



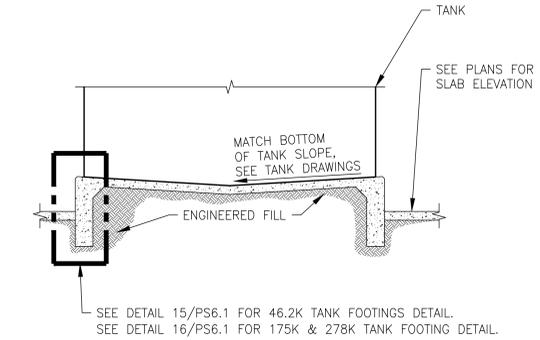
2 CONSTRUCTION JOINT (12" SLAB)
SCALE: 3/4" = 1'-0"



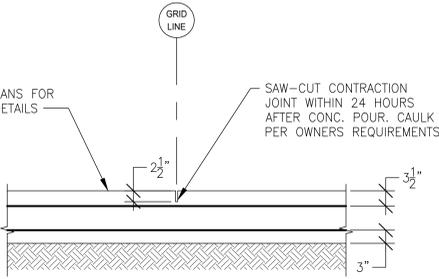
6 CONSTRUCTION JOINT @ DIFF SLAB THICKNESS
SCALE: 3/4" = 1'-0"



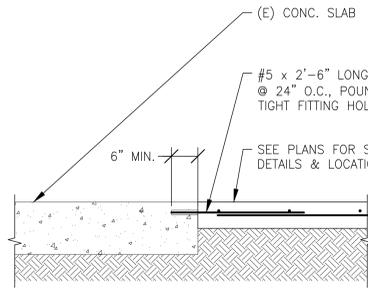
10 15K TANK ANCHOR TO SLAB
SCALE: 1/4" = 1'-0"



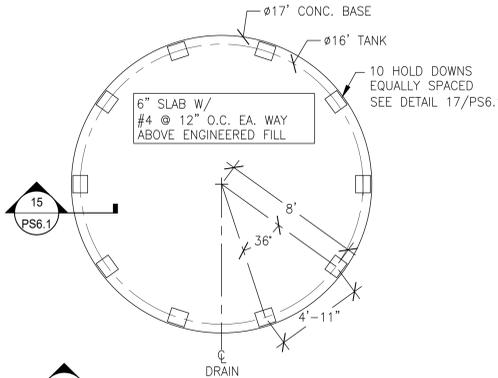
14 TANK FOUNDATION SECTION
SCALE: NTS



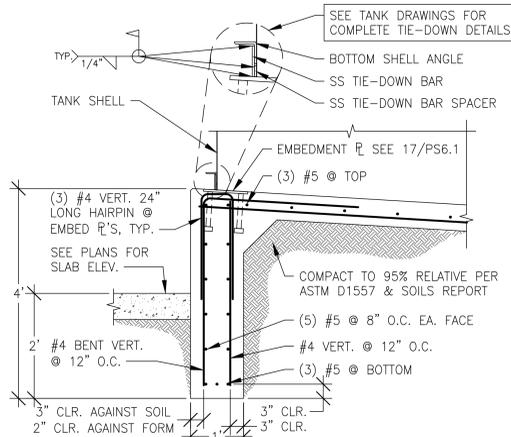
3 CONSTRUCTION JOINT (12" SLAB)
SCALE: 3/4" = 1'-0"



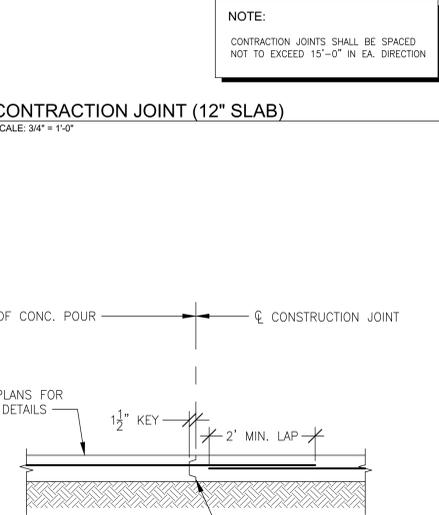
7 CONSTRUCTION JOINT @ (E) SLAB
SCALE: 3/4" = 1'-0"



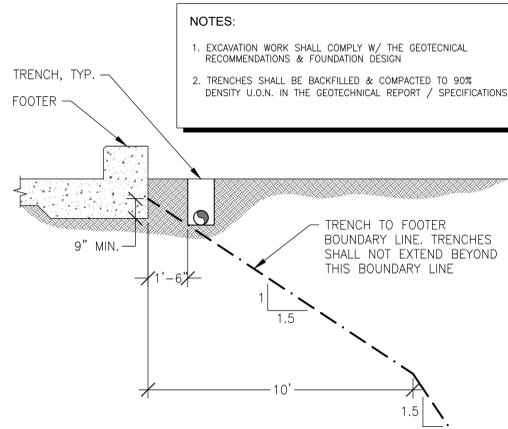
11 46.2K TANK FOUNDATION
SCALE: 1/4" = 1'-0"



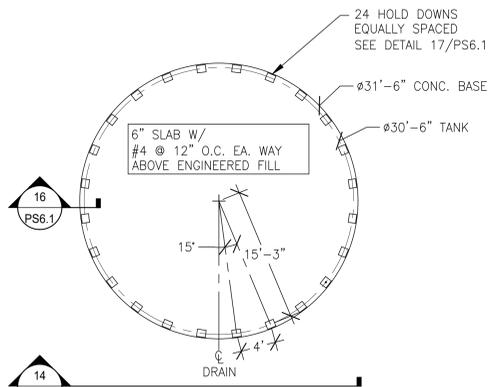
15 46.2K TANK FOUNDATION RINGWALL FOOTING
SCALE: 3/4" = 1'-0"



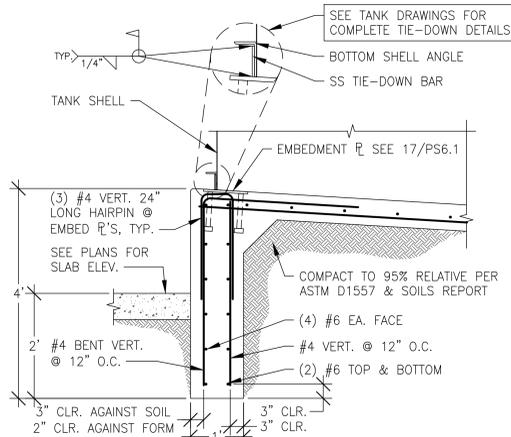
4 CONSTRUCTION JOINT (6" SLAB)
SCALE: 3/4" = 1'-0"



8 TRENCH FOOTER BOUNDARY
SCALE: 3/8" = 1'-0"



12 175K TANK FOUNDATION
SCALE: 1/8" = 1'-0"



16 175K & 278K TANK FOUNDATION RINGWALL FOOTING
SCALE: 3/4" = 1'-0"

RYAN - REVERA CONSULTING
 MECHANICAL ENGINEERS
 14 Halton Ave
 San Francisco, CA 94115
 (415) 774-8888
 ryan@rrc-engineers.com

O'NEILL VINTNERS AND DISTILLERS
 8418 S. LAC JAC AVE.
 PARLIER, CA 93648-9708
 NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

REVISIONS DATE BY DESCRIPTION
 11/22/19 RR CONDITIONAL USE PERMIT SET

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 51999
 STATE OF CALIFORNIA
 11/22/19

DATE: NOV. 22, 2019
 SCALE: AS NOTED
 DRAWN: RR
 JOB: 20190073
 SHEET

PS6.1

SITE PLUMBING SPECIFICATIONS

- SCOPE:** FURNISH & INSTALL PLUMBING SYSTEMS, INCLUDING ALL LABOR, EQUIPMENT, MATERIALS AND
- COORDINATION:** COORDINATE WITH GENERAL CONTRACTOR AND ALL OTHER TRADES.
- CODES:** THIS WORK SHALL CONFORM TO ALL LOCAL CODES, 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA MECHANICAL CODE, AND 2016 CALIFORNIA PLUMBING CODE.
- FEES:** CONTRACTOR SHALL PAY ALL FEES IN CONNECTION WITH THIS WORK. CONNECTION CHARGES SHALL BE REIMBURSED BY OWNER.
- DRAWINGS:** DRAWINGS ARE SCHEMATIC & DIAGRAMMATIC. ALL EQUIPMENT LOCATIONS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY OWNER.
- MAINTENANCE:** ALL EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE.
- GUARANTEE:** ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER DATE OF ACCEPTANCE.
- TESTING, ADJUSTING, AND CLEANING:** TEST ALL PIPING, CLEAN OUTS, ETC. AS LISTED BELOW AND PROVIDE THE OWNER WITH CERTIFIED COPIES OF TEST RESULTS. THE INSPECTION AUTHORITY HAVING JURISDICTION AND THE SUPERVISING OWNER REPRESENTATIVE SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PERFORMANCE OF ALL TESTS SO THAT THEY MAY BE WITNESSED. ALL WATER PIPING SHALL BE TESTED TO 100 PSIG WITH POTABLE WATER AND HELD FOR 2 HOURS WITHOUT DROP IN PRESSURE BEFORE IT IS COVERED AND CONCEALED. EQUIPMENT AND PERSONNEL SHALL BE PROTECTED FROM THIS TEST PRESSURE. ALL PARTS OF THE DRAINAGE SYSTEM SHALL BE TESTED HYDRAULICALLY BY FILLING A STANDPIPE 10' HIGH WITH WATER. PIPING MAY BE TESTED IN SECTIONS BUT SHALL BE SUBJECTED TO A HEAD NOT LESS THAN 10 FEET. STAND PIPE INSTALLED FOR A HEAD TEST SHALL BE 2 INCH MINIMUM. TEST PRESSURE SHALL BE HELD FOR 15 MINUTES BEFORE INSPECTION STARTS AND WATER LEVEL SHALL REMAIN STATIONARY FOR NOT LESS THAN 1 HOUR.
- VERIFICATION OF EXISTING CONDITIONS:** CONTRACTOR SHALL EXAMINE THE SITE OF WORK AND, AFTER INVESTIGATION, TO DETERMINE THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THE EXISTING CONDITIONS AFFECTING THE WORK PRIOR TO BID SUBMISSION.
- EXCAVATION AND BACKFILLING:** EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE THE REMOVAL OF ALL BURIED OBSTRUCTIONS WITHIN THE AREA TO BE EXCAVATED. TRENCH TO REQUIRED DEPTHS. TRENCH TO BE FREE OF WATER. TAMP BOTTOM OF TRENCH. EXCAVATE BELL HOLES SO PIPE SHALL REST FOR ENTIRE LENGTH ON SOLID GROUND. REMOVE ALL ROCKS AND TAMP AND COMPACT 1/2" TO 1 1/2" BROKEN STONE OR GRAVEL SAND ON BOTTOM OF TRENCH BEFORE LAYING PIPE. INSTALLED PIPING TO BE TESTED, INSPECTED AND APPROVED FOR BACKFILL MATERIAL. MATERIAL: IMPORTED SANDY SOIL IN LAYERS NOT EXCEEDING 8". FOR FIRST 2'-0" MOISTEN AND MACHINE TAMP TO ORIGINAL CONDITION. NATIVE BACKFILL ALLOWED AFTER FIRST 2'-0". BACKFILL SHALL BE COMPACTED TO A DENSITY OF 90% AS DETERMINED BY THE LABORATORY TEST PROCEDURE IN ASTM D1557.
- MATERIALS:** PROCESS WASTE DRAIN PIPING: SDR 26 PVC, WITH SOLVENT WELD FITTINGS.
- CLEANOUTS:** ALL REQUIRED CLEANOUTS SHALL BE INSTALLED PER SECTION 707.0 AND 719.0 OF THE CALIFORNIA PLUMBING CODE CPC 2016.

DRAINS					
MARK	TYPE	MAKE & MODEL	MIN. BRANCH SIZE		REMARKS
			W	V	
			IN	IN	
DB-1	DRAIN BOX	-	6	-	1

1. 18" CAST IRON HEAVY DUTY GRATE & FRAME RING SET IN PIPE BOX. H20 RATED

SITE UTILITIES LEGEND

SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
	CA	COMPRESSED AIR	AD	ACCESS DOOR
	CD	CONDENSATE DRAIN	F	DEGREES FAHRENHEIT
	CW	COLD WATER (DOMESTIC)	AFF	ABOVE FINISH FLOOR
	F	FIRE LINE	BHP	BRAKE HORSEPOWER
	FDC	FIRE DEPARTMENT CONNECTION LINE	BLDG	BUILDING
	FM	FORCED MAIN	BTU	BRITISH THERMAL UNIT
	G	GAS (PRESSURE < 14" W.C.)	CFH	CUBIC FEET PER HOUR
	HPC	HIGH PRESSURE GAS (PRESSURE > 5PSI)	CI	CAST IRON
	HW	HOT WATER	CONC	CONCRETE
	HWR	HOT WATER RETURN	CONT	CONTINUED
	IW	INDUSTRIAL WASTE (BELOW GROUND)	DWGS	DRAWINGS
	MPG	MEDIUM PRESSURE GAS (15"WC - 5PSI)	(E)	EXISTING
	SD	STORM DRAIN	EAT	ENTERING AIR TEMPERATURE
	SS	SANITARY SEWER	ELEV	ELEVATION INVERT
	W	SOIL OR WASTE (BELOW GROUND)	EQUIP	EQUIPMENT
	V	VENT	EW	ENTERING WATER TEMPERATURE
		ANGLE VALVE	(F)	FUTURE
		ANGLE VALVE DOWN	FFE	FINISHED FLOOR ELEVATION
	BV	BALL VALVE	FS	FLOOR SINK
		BALANCE VALVE	FS	FLOOR SINK
		BUTTERFLY VALVE	FT	FEET
		CAP (SCREWED)	FT HD	FEET HEAD
	CHVA	CHECK VALVE	FTR	FLUE THROUGH ROOF
	FCO/GCO	FLOOR CLEAN OUT / GRADE CLEAN OUT	GPM	GALLONS PER MINUTE
		CONCENTRIC REDUCER	GALV	GALVANIZED
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER	HP	HORSEPOWER
		ELBOW DOWN	IE	INVERT ELEVATION
	FC	FLEXIBLE CONNECTION	INV	INVERT
	FD	FLOOR DRAIN	LAT	LEAVING AIR TEMPERATURE
	FS	FLOOR SINK	LBS	POUNDS
	FDC	FIRE DEPARTMENT CONNECTION	LWT	LEAVING WATER TEMPERATURE
	FH	FIRE HYDRANT	MBH	1000 BTU PER HOUR
		GAS COCK	MCP	MECHANICAL CONTROL PANEL
		GAS COCK	(N)	NEW
	GPR	GAS PRESSURE REGULATOR	NC	NORMALLY CLOSED
		GATE VALVE	NO	NORMALLY OPEN
		GATE VALVE ON RISER	NTS	NOT TO SCALE
	GV	GLOBE VALVE	PD	PRESSURE DROP
	HB	HOSE BIBB	PSI	POUNDS PER SQUARE INCH
	POC	POINT OF CONNECTION	SOV	SHUT-OFF VALVE
		PRESSURE REGULATING VALVE	SS	STAINLESS STEEL
		RISER	TDH	TOTAL DYNAMIC HEAD
	RPBP	REDUCE PRESS BACKFLOW PREVENTER	TYP	TYPICAL
		SHUT OFF VALVE IN BOX	W/	WITH
		SHUT OFF VALVE W/ HAND WHEEL	WC	WATER COLUMN
		STRAINER		
		TEE DOWN		
	TP	TRAP PRIMER		
	WCO	WALL CLEAN OUT		
	WHA	WATER HAMMER ARRESTOR		

REVISIONS	DATE	BY	DESCRIPTION
1	11/22/19	RR	CONDITIONAL USE PERMIT SET



RYAN - REVERA CONSULTING
 MECHANICAL ENGINEERS
 14 Halton Ave
 Redondo Beach, CA 90468
 (818) 286-6221
 ryan@rrc-engineers.com
 revera@rrc-engineers.com

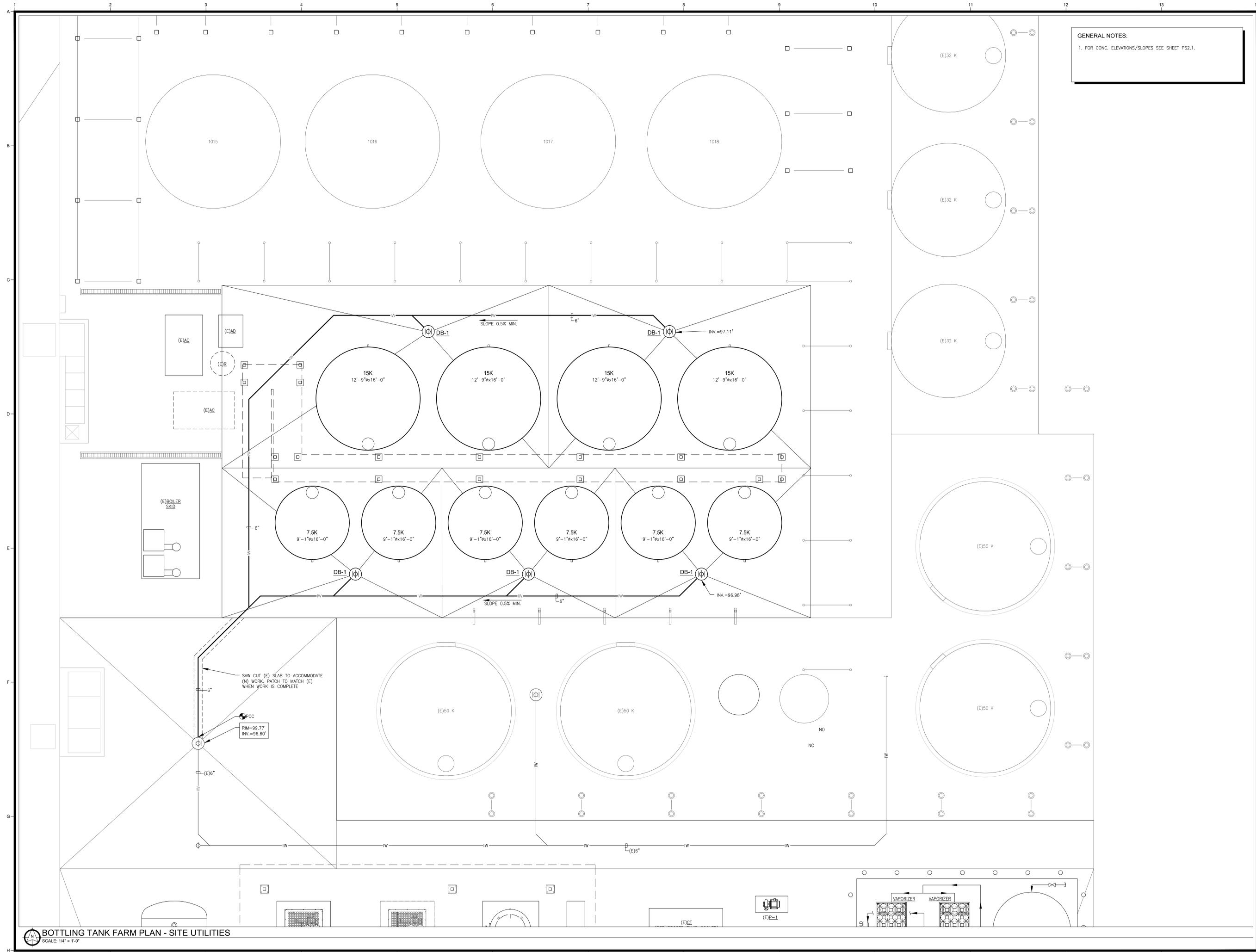


O'NEILL VINTNERS AND DISTILLERS
 8418 S. LAC JAC AVE.
 PARLIER, CA 93648-9708
 NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

LEGEND, NOTES, & SPECS - SITE UTILITIES

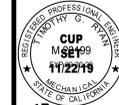
DATE: NOV. 22, 2019
 SCALE: NTS
 DRAWN: RR
 JOB: 20190073
 SHEET

SU0.1



GENERAL NOTES:
 1. FOR CONC. ELEVATIONS/SLOPES SEE SHEET PS2.1.

REVISIONS DATE	BY	DESCRIPTION
11/22/19	RR	CONDITIONAL USE PERMIT SET



RYAN - REVERA CONSULTING
 MECHANICAL ENGINEERS
 Spreckels, California 95962
 tim@rrc-engineers.com
 ron@rrc-engineers.com

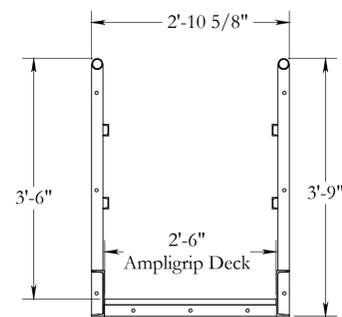


O'NEILL VINTNERS AND DISTILLERS
 8418 S. LAC JAC AVE.
 PARLIER, CA 93648-9708
NEW BOTTLING TANK YARD ADDITION UNDERGROUND PERMIT SET 1

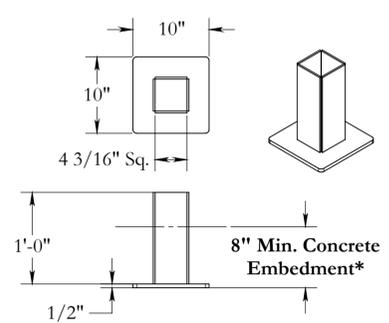
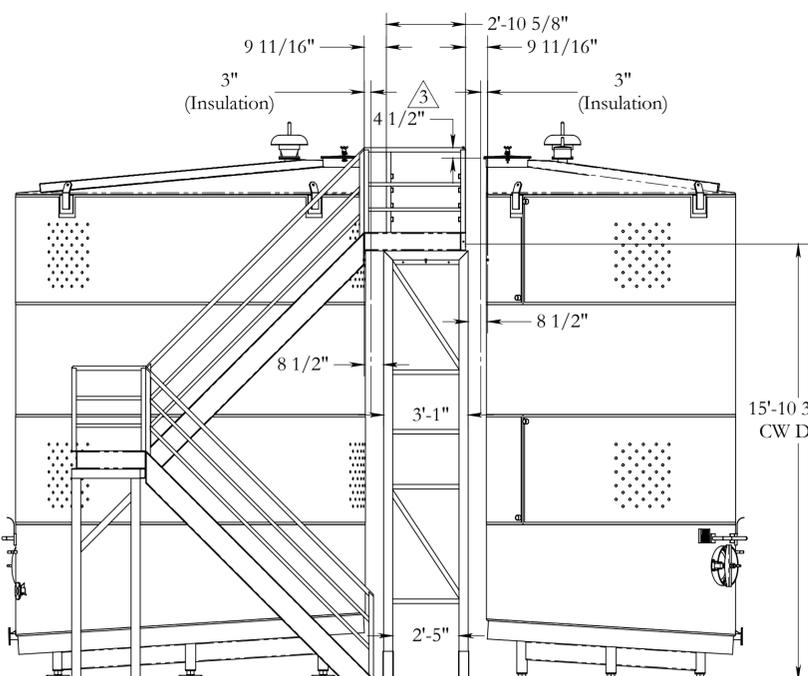
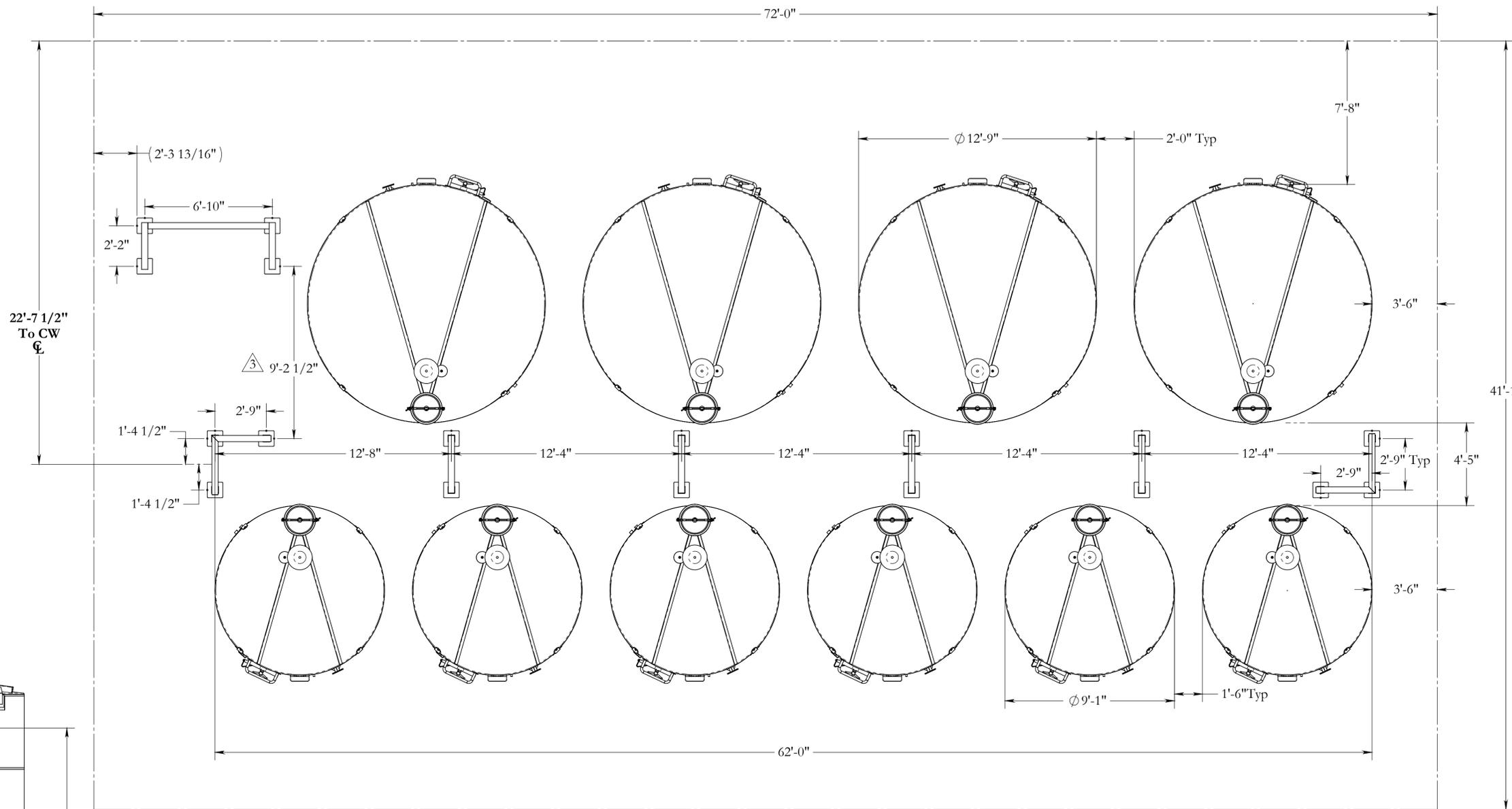
BOTTLING TANK FARM PLAN - SITE UTILITIES
 DATE: NOV. 22, 2019
 SCALE: AS NOTED
 DRAWN: RR
 JOB: 20190073
 SHEET

SU2.1

REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	2	Added concrete pad outline and footing details	11/12/2019
B6, B7, C6	3	Height to CW deck was 15'-4 3/16"; adjusted placement of switchback landing - 9'-2 1/2" was 9'-0"; handrail was 1 1/2" below manway rim, now 4 1/2" above;	11/20/2019



Typical Catwalk Section
SCALE 1 : 16



Typical Height Adjustable Footing Socket (18) Req'd
SCALE 1 : 12

*ALL SUBMERGED ALUMINUM MUST RECEIVE THIN COAT OF MASTIC, TYP

-Catwalk, Stairways and Supports are Aluminum.
-Tanks and Tank Bases are 304SS.

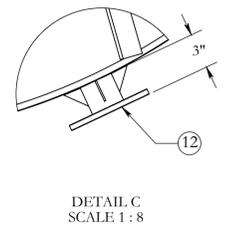
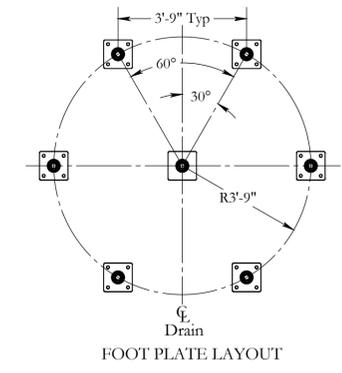
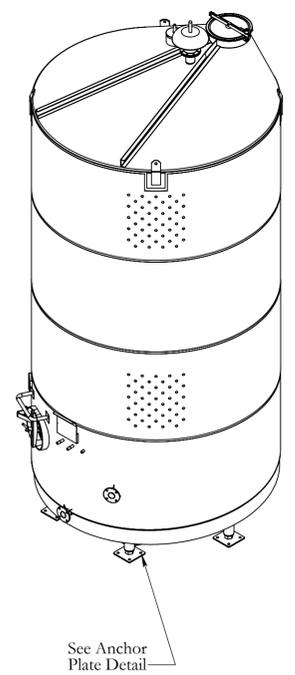
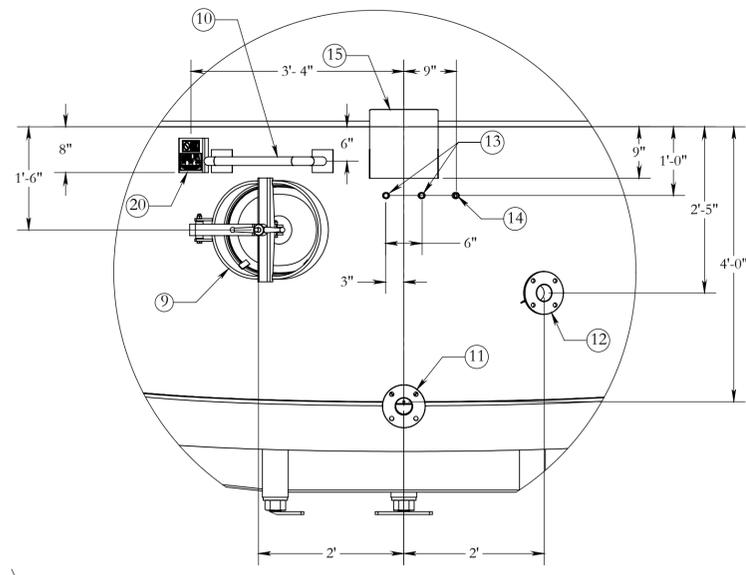
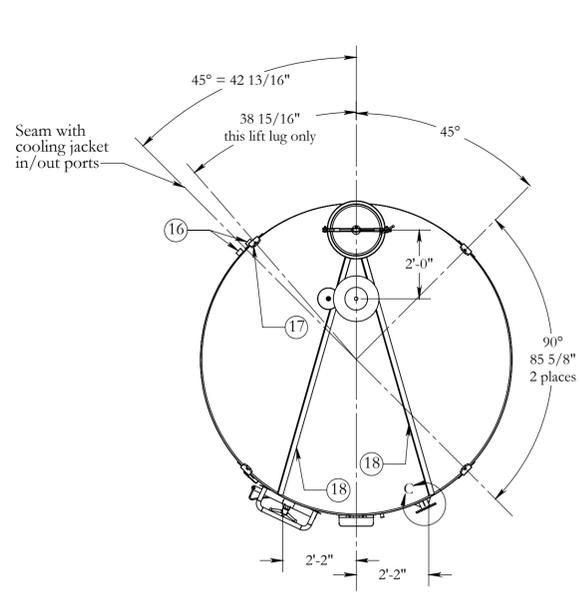
CUSTOMER APPROVAL ONLY
This drawing must be signed and returned within 5 working days of receipt, any delay could result in the delay of the production start date.
CUSTOMER SIGN HERE **DATED**

<small>NOTICE:</small> This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted. Call (559) 233-7116 for written permission			
Approved	Date	Drawn by	Revised
	11/7/2019	PAJ	Rev 3
Customer O'NEILL VINTNERS & DISTILLERS 8418 Lac Jac, Parlier, CA 93648			
Description Bottling Tank & CW Layout		Sheet number of	
2550 S. East Avenue - Suite 101 B Fresno, CA 93706		Drawing number 6025-000	

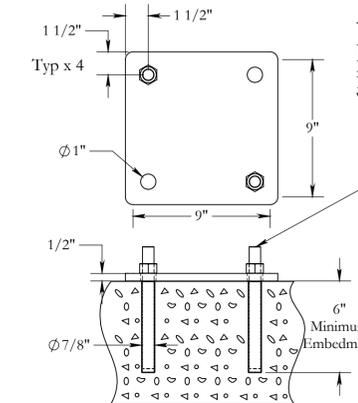
DO NOT SCALE THIS DRAWING

CUSTOMER APPROVAL ONLY
 This drawing must be signed and returned within 5 working days of receipt, any delay could result in the delay of the production start date
CUSTOMER SIGN HERE _____ **DATED** _____

SSWI FRESNO, CA 559-233-7116
 SANITARY STAINLESS WELDING, INC. JOB NO. 6026
 MAX TANK PRESSURE 0 MAX JACKET PRESSURE 100 YEAR OF PRODUCTION 2019
 DIMPLE JACKET FOR AQUEOUS SERVICE ONLY - INFER MAX TANK PRESS. BE EXCLUDED TO VENDOR.
DANGER! CONFINED SPACE ENTER BY PERMIT ONLY



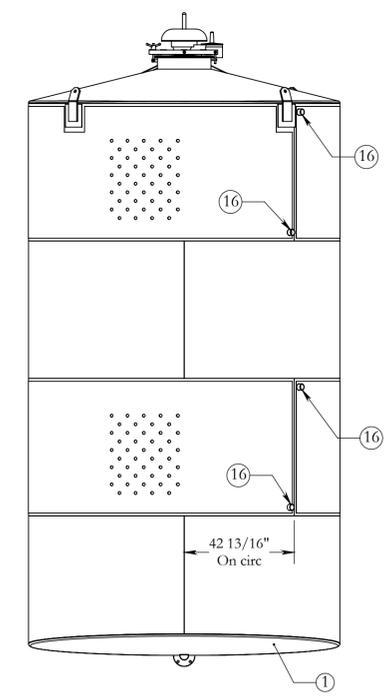
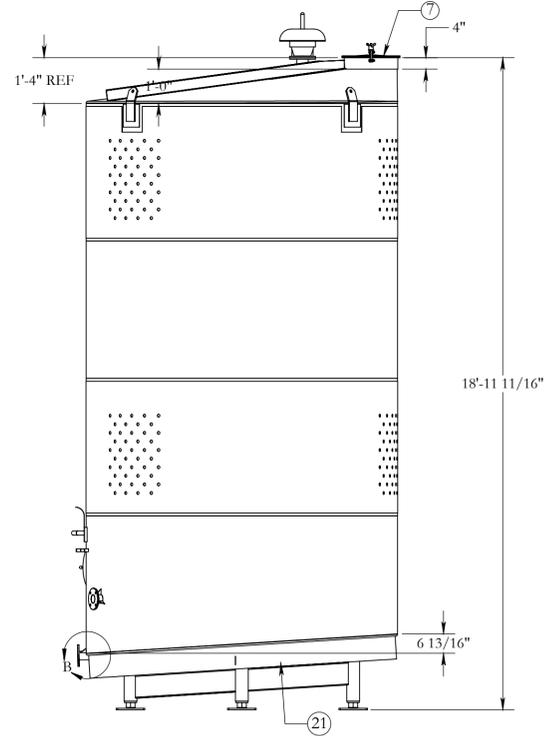
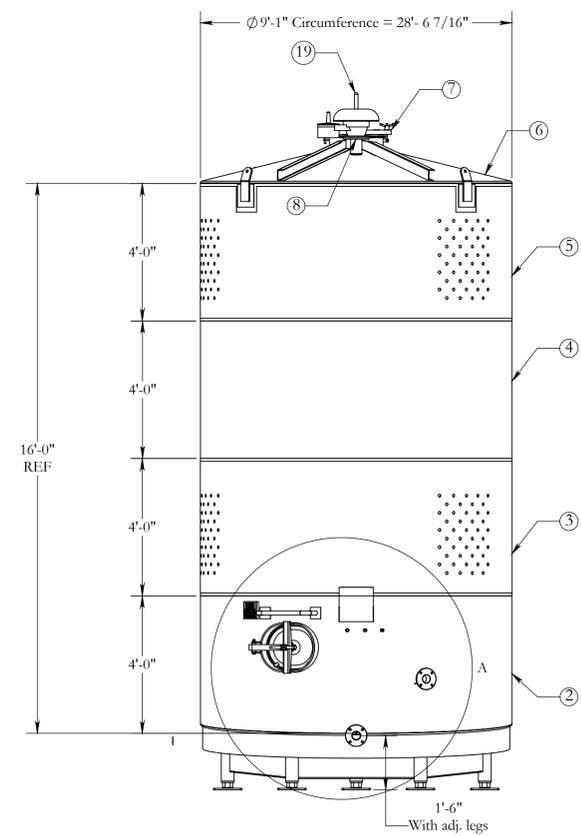
Horizontal dim's are on circumference of tank
NOTE: GRAB BAR (ITEM 10) TO BE SHIPPED LOOSE.
 DETAIL A
 SCALE 1 : 16



ANCHORING TANK BASES:
 USE TWO (2) HILTI HAS-R SS 3/4 ANCHOR + HIT-RE 500 V3 EPOXY PER OUTSIDE LEG ONLY (12 PER TANK) WITH MINIMUM OF 6" EMBEDMENT

Hilti HAS-R SS 3/4" + HIT-RE 500 V3 Epoxy or Equivalent

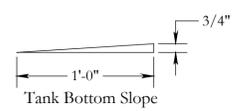
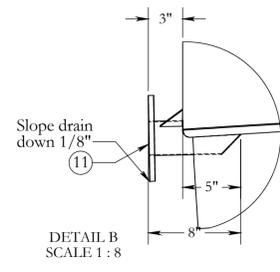
Detail Anchor Plate - 1/2" 304SS
 TYP (6) Plc - Outside Legs



Back view with base removed

Approximate weights
 Tank 3,750 lbs
 Base 1,650 lbs
 Total tank & base weight 5,400 lbs

- (6) - TANKS TOTAL REQ'D
- (3) - LEFT HAND JACKETS ONLY (AS SHOWN)
- (3) - RIGHT HAND JACKETS ONLY

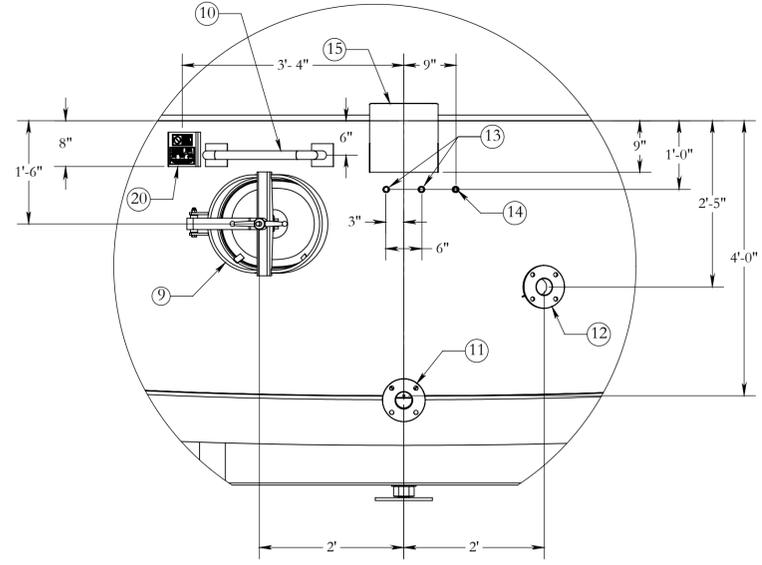
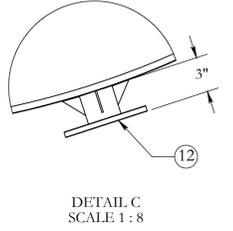
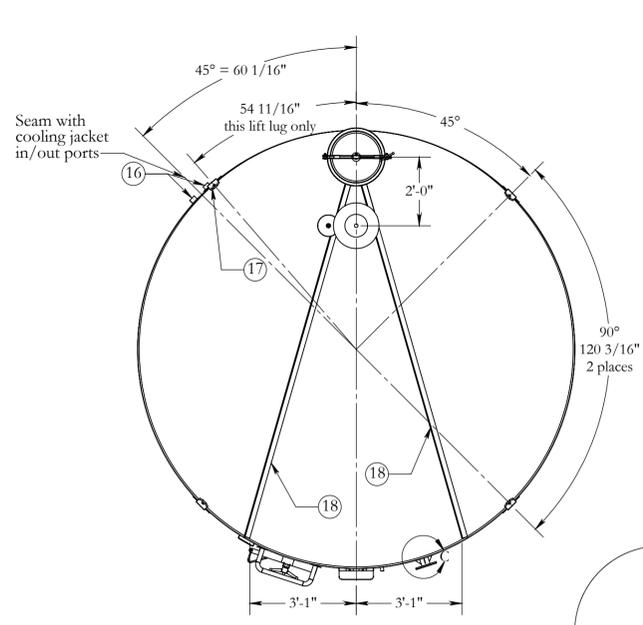


DETAIL B
 SCALE 1 : 8

25	4	5/8" SS flat washers - Not shown	Vent
24	8	5/8" SS lock washers - Not shown	Vent
23	8	5/8"-11 NC SS hex nut - Not shown	Vent
22	4	5/8"-11 NC x 2 1/2" hhcs - 304 SS - Not shown	Vent
21	1	Tank base - 304 SS	
20	1	SSWI nameplate/warning signboard - 304 SS per detail	
19	8	4" Protectoseal - Alum Vent w/1/2 oz. Pressure & Vacuum w/1/8" FF white nitrile flange gasket	
18	2	Rafters - 10 ga 304 SS x 4" x 1" flange	
17	4	Lift lugs - 1/2" x 4" #7 - 304 SS w/10 ga 304 SS doublers x 8" x 8"	
16	4	Cooling jacket in/out ports - 1 1/2" 304 FNPT half coupling	
15	1	Temp hood - 12 ga 304 SS	
14	1	Sample port - 1/2" fnpt coupling - 304 SS	
13	2	Thermo well - 1/2" fnpt x 12" - 304 SS	
12	1	Racking port - 3" x 125# SO tube flange with Ø 3" x .065w 304 SS tube	
11	1	Full bottom drain - 3" x 125# SO tube flange with Ø 3" x .065w 304 SS tube	
10	1	Grab bar - 304 SS (To be shipped loose)	
9	1	1620 In/out swing manway - 304 SS	
8	1	Vent port - 4" x 125# SO tube flange with Ø 4" x .065w 304 SS tube	
7	1	Top manway - Ø 18" - 304 SS	
6	1	Truncated top - 10 ga 304 SS 2b x 12" high	
5	1	Top jacketed band - 12 ga x 48" w/18 ga jacket x 46" - 304 SS	
4	1	Shell band - 12 ga 304 SS x 48"	
3	1	Jacketed shell band - 12 ga x 48" w/18 ga x 46" 304 SS jacket - 304 SS	
2	1	Bottom shell band - 12 ga 304 SS x 48" tapered	
1	1	Tank floor - 10 ga 304 SS	

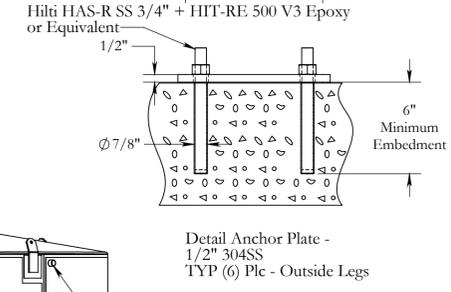
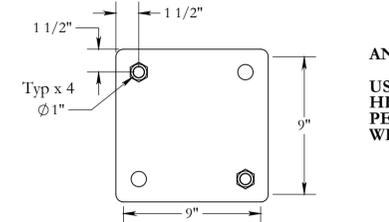
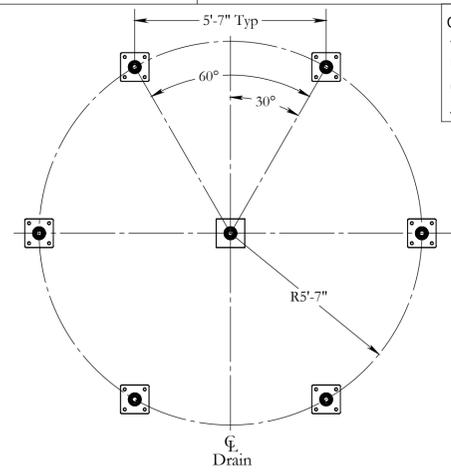
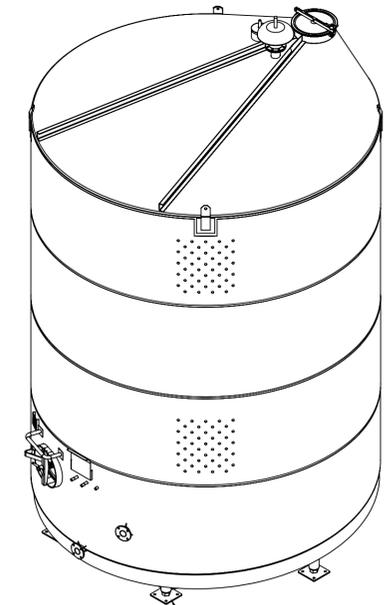
ITEM	QTY	DESCRIPTION	DETAIL
NOTICE: This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted. Call (559) 233-7116 for written permission.			
Approved	Date	Drawn by	Revised
	10/22/2019	PAJ	REV 1
Customer O'NEILL VINTNERS & DISTILLERS 8418 LAC JAC AVE., PARLIER, CA 93648			
Description Ø 9'-1" X 16'-0" X 7,500 GALLON TANK			Sheet number of
SSWI 2250 S. East Avenue - Suite 101B Fresno, CA 93706			Drawing number 6026-000

DO NOT SCALE THIS DRAWING

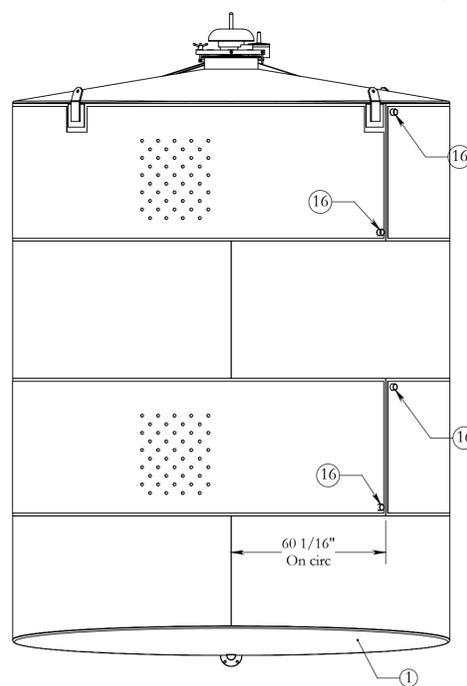
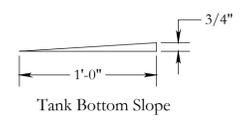
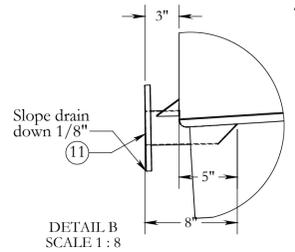
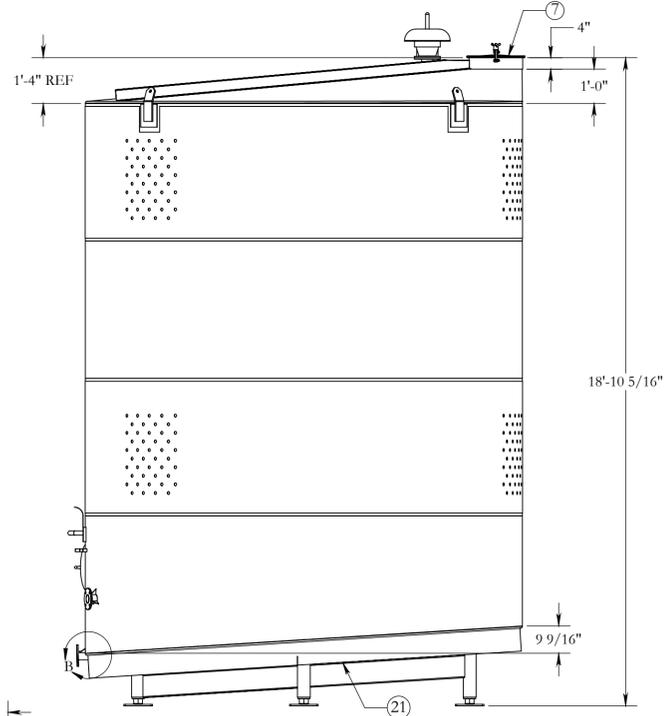
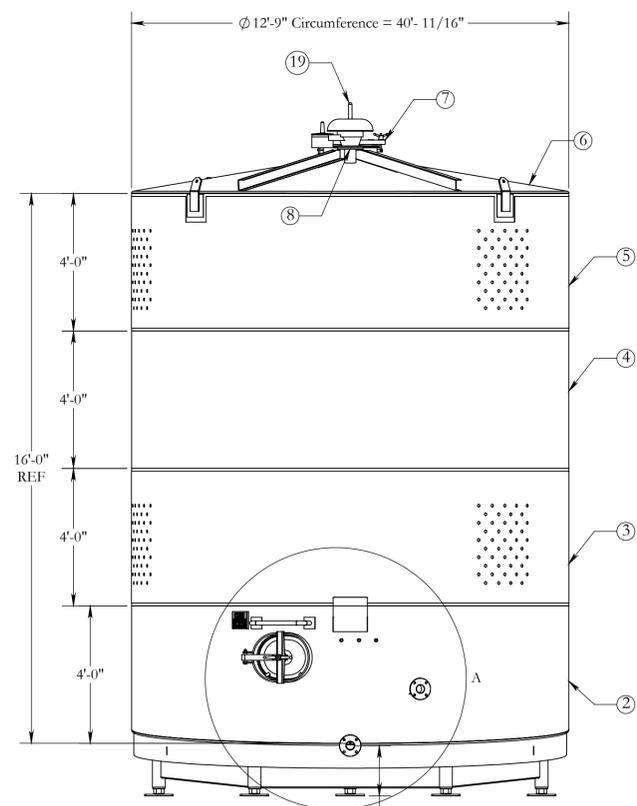


Horizontal dim's are on circumference of tank

DETAIL A
SCALE 1:16



Detail Anchor Plate -
1/2" 304SS
TYP (6) Plc - Outside Legs



Back view with base removed

- (4) - TANKS REQ'D
- (2) - LEFT HAND JACKETS ONLY (AS SHOWN)
- (2) - RIGHT HAND JACKETS ONLY

Approximate weights
 Tank 5,450 lbs
 Base 2,350 lbs
 Total tank & base weight 7,800 lbs

CUSTOMER APPROVAL ONLY
 This drawing must be signed and returned within 5 working days of receipt, any delay could result in the delay of the production start date
 CUSTOMER SIGN HERE DATED

SSW FRESNO, CA 559-233-7116
 SANITARY STAINLESS WELDING, INC. JOB NO. 6024
 MAX TANK PRESSURE 0 MAX JACKET PRESSURE 100 YEAR OF PRODUCTION 2019
 DIMPLE JACKET FOR AQUEOUS SERVICE ONLY - IFPP MAX TANK PRESSURE MUST BE LISTED TO MEMBERSHIP
DANGER! CONFINED SPACE ENTER BY PERMIT ONLY

ANCHORING TANK BASES:
 USE TWO (2) HILTI HAS-R SS 3/4 ANCHOR + HIT-RE 500 V3 EPOXY PER OUTSIDE LEG ONLY (12 PER TANK) WITH MINIMUM OF 6" EMBEDMENT

25	4	5/8" SS flat washers - Not shown	Vent
24	8	5/8" SS lock washers - Not shown	Vent
23	8	5/8"-11 NC SS hex nut - Not shown	Vent
22	4	5/8"-11 NC x 2 1/2" hhes - 304 SS - Not shown	Vent
21	1	Tank base - 304 SS	
20	1	SSWI nameplate/warning signboard - 304 SS per detail	
19	8	4" Protectoseal - Alum Vent w/1/2 oz. Pressure & Vacuum w/1/8" FF white nitrile flange gasket	
18	2	Rafters - 10 ga 304 SS x 4" x 1 1/4" flange	
17	4	Lift lugs - 1/2" x 4" #7 - 304 SS w/10 ga 304 SS doublers x 8" x 8"	
16	4	Cooling jacket in/out ports - 1 1/2" 304 FNPT half coupling	
15	1	Temp hood - 12 ga 304 SS	
14	1	Sample port - 1/2" fnpt coupling - 304 SS	
13	2	Thermo well - 1/2" fnpt x 12" - 304 SS	
12	1	Racking port - 3" x 125# SO tube flange with Ø 3" x .065w 304 SS tube	
11	1	Full bottom drain - 3" x 125# SO tube flange with Ø 3" x .065w 304 SS tube	
10	1	Grab bar - 304 SS (To be shipped loose)	
9	1	1620 In/out swing manway - 304 SS	
8	1	Vent port - 4" x 125# SO tube flange with Ø 4" x .065w 304 SS tube	
7	1	Top manway - Ø 18" - 304 SS	
6	1	Truncated top - 10 ga 304 SS 2b x 12" high	
5	1	Top jacketed band - 12 ga x 48" w/18 ga jacket x 46" - 304 SS	
4	1	Shell band - 12 ga 304 SS x 48"	
3	1	Jacketed shell band - 12 ga x 48" w/18 ga x 46" 304 SS jacket - 304 SS	
2	1	Bottom shell band - 12 ga 304 SS x 48" tapered	
1	1	Tank floor - 10 ga 304 SS	

ITEM QTY DESCRIPTION DETAIL
 NOTICE: This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted. Call (559) 233-7116 for written permission

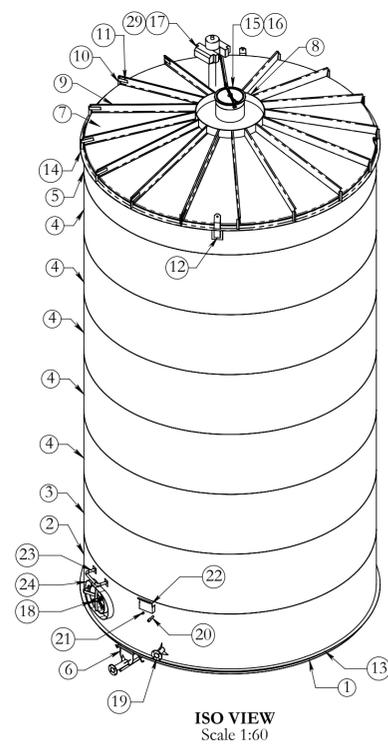
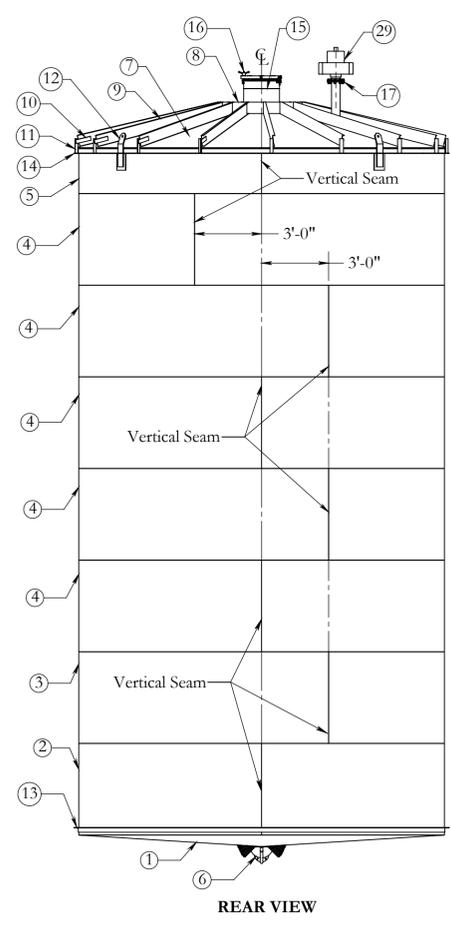
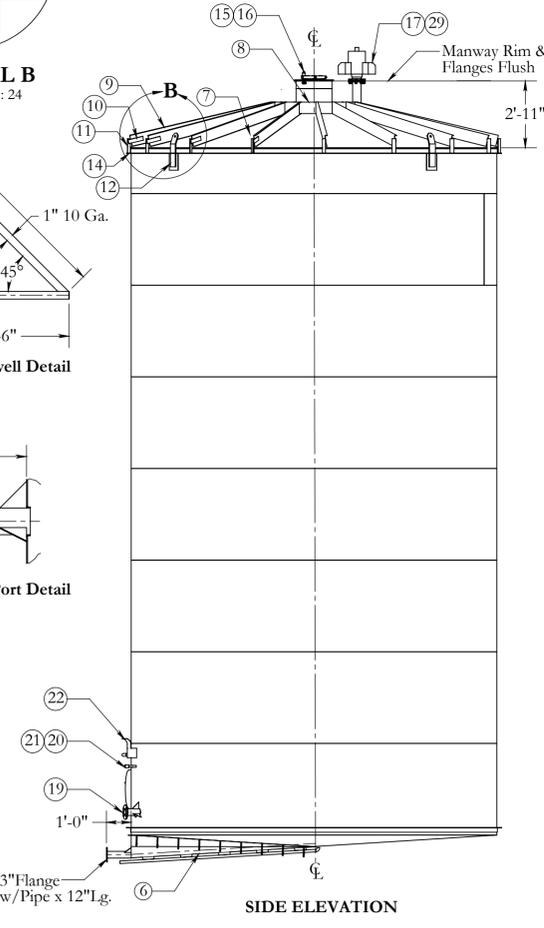
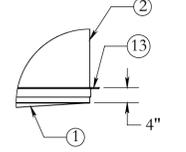
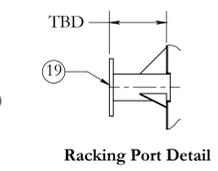
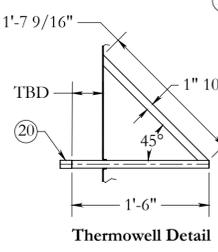
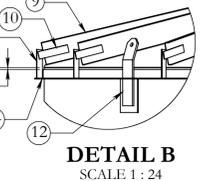
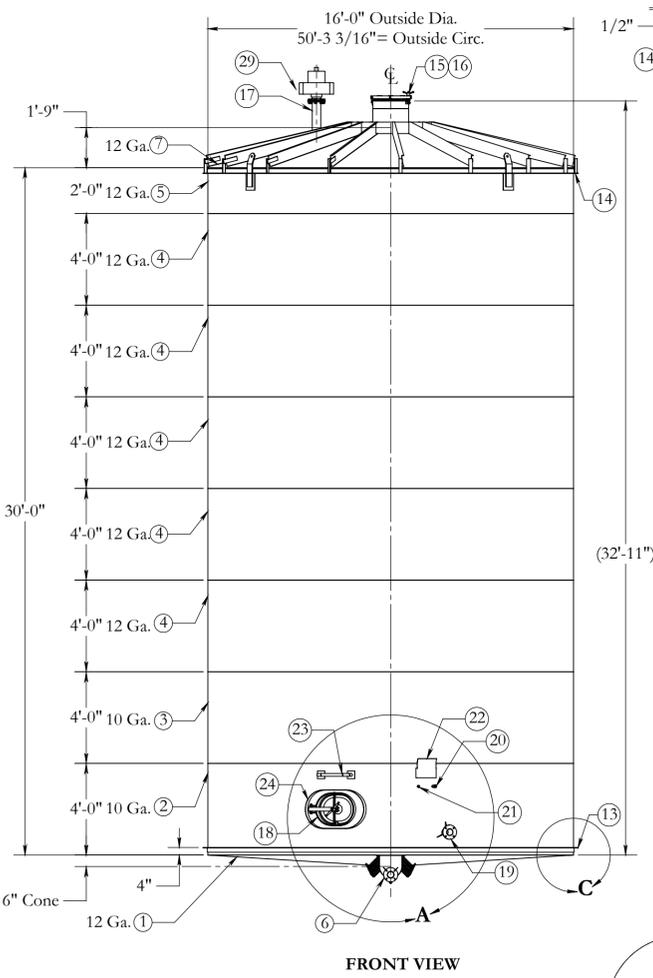
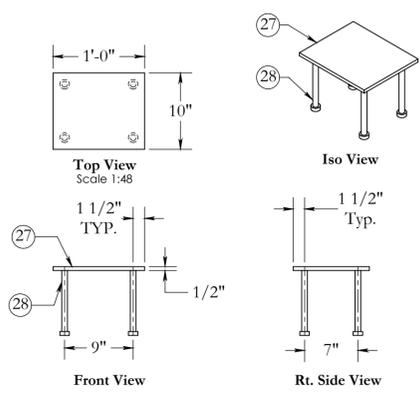
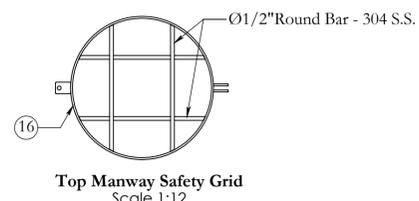
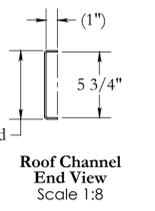
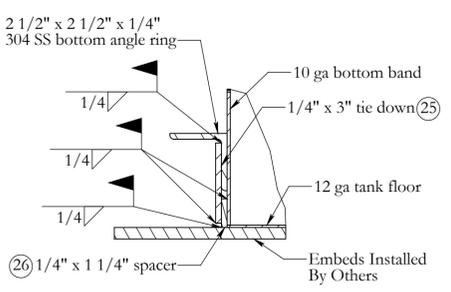
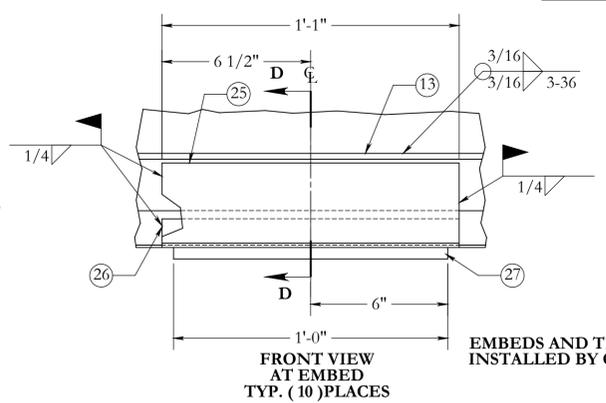
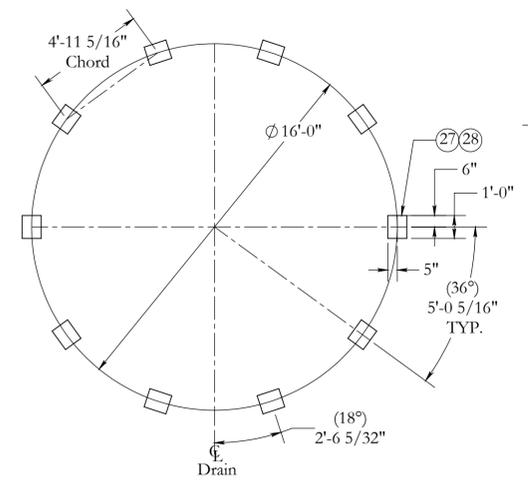
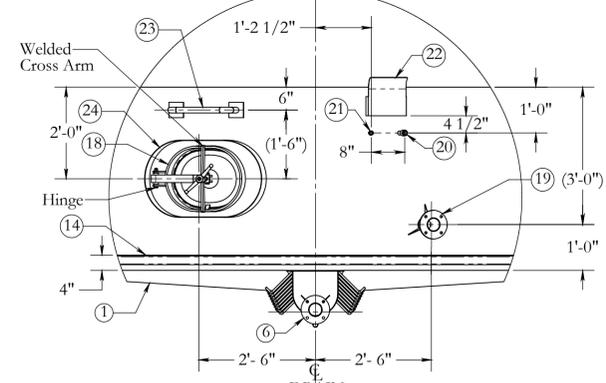
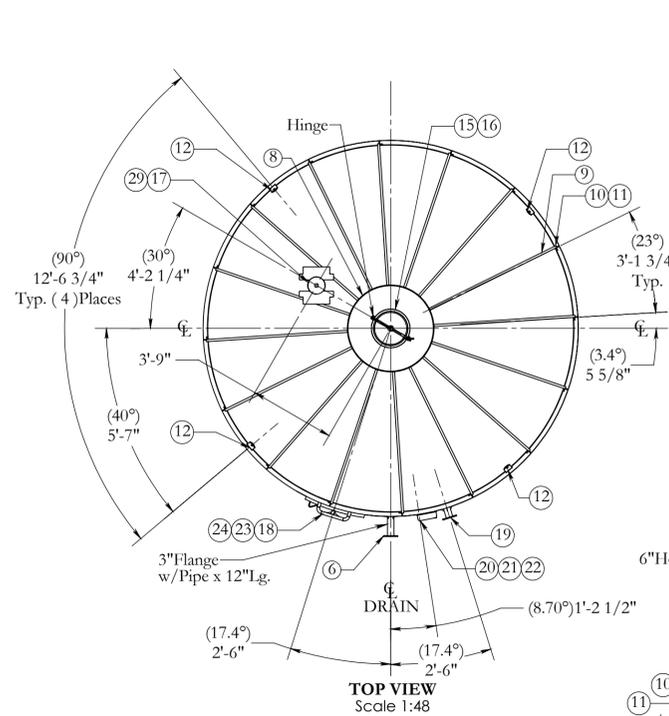
Approved	Date	Drawn by	Revised
	10/22/2019	PAJ	REV 1

Customer **O'NEILL VINTNERS & DISTILLERS**
 8418 LAC JAC AVE., PARLIER, CA 93648

Description	Sheet number of
Ø 12'-9" X 16'-0" X 15,000 GALLON TANK	

SSW 2250 S. East Avenue - Suite 101B Fresno, CA 93706 Drawing number 6024-000

DO NOT SCALE THIS DRAWING



Rev. No.	Description	Date
1	Initial Release	10/29/2019

29	1	Vent - Protectoseal W/ (8) Ø5/8" 11 NC Hex. Bolt x 2" Lg. - 304 S.S. (8) Ø5/8" 11 NC Hex. Nut - 304 S.S. (8) Ø5/8" Lockwasher - 304 S.S. 1/8" Thk. Gasket for 4" Flg. Food Grade Rubber
28	40	Nelson Stud Ø 3/4 x 8" Lg. 304 S.S. See Detail
27	10	Embed Plate 1/2" x 10" x 1'-0" Lg. 304 S.S. See Detail
26	10	Tank spacers - 1/4" x 1 1/4" Flat bar x 1'-2" Lg. 304 S.S.
25	10	Tank tie down - 1/4" x 3 1/2" Flat bar x 1'-1" Lg. 304 S.S.
24	1	Insulation ring - 10 Ga. x 4" w. - 304 S.S. (Dwg# 6031-004)
23	1	Grab bar - Ø 1 1/2" x .065w. tube - 304 S.S. (Dwg# 6031-004)
22	1	Ice shield for insulated tanks SSWI Std. - 304 S.S.
21	1	Sample port - 1/2" coupling - 304 S.S.
20	1	1/2" NPT Thermowell x 1'-6" Lg. w/10 Ga. Gusset - 304 S.S.
19	1	Rack ports - 3" Flange S.O.W. Pipe Size - 304 S.S. 3" Sch. 10 Pipe x 8" Lg. - 304 S.S.
18	1	16 x 20 Side manway in/out swing SSWI Std. - 304 S.S.
17	1	Vent port - 4" Flange S.O.W. Pipe Size - 304 S.S. 4" Sch. 40 Pipe x 2'-3" Lg. Trim at Assembly - 304 S.S. Ø18" Top manway - SSWI Std. - 304 S.S. w/Ø1/2" safety bar - 304 S.S.
16	1	Top manway standoff - 10 Ga. x 12" high - 304 S.S.
15	1	Chime Angle Ring - 2 1/2" x 2 1/2" x 1/4" - 304 S.S.
14	1	Bottom Angle Ring - 2 1/2" x 2 1/2" x 1/4" - 304 S.S.
12	4	Lift lugs - #12 SSWI Std. 1/2" x 4" Flat Bar - 304 S.S.
11	16	Angle - 1 1/2" x 1 1/2" x 3/16" x 7 1/2" Lg. - 304 S.S.
10	16	Flat Bar - 1/4" x 2" x 8" Lg. - 304 S.S.
9	16	Roof channels - 10 Ga. x 6" x 1" Flg. x 6'-6" Lg. Trim at Assembly - 304 S.S. See Detail
8	1	Compression ring - 3/8" x 6" x 45 1/2" O.D. - 304 S.S.
7	1	Cone top - 12 Ga. x 21" High - 304 S.S. (Dwg# 6031-003)
6	1	Trough Assembly - 12 Ga. - 304 S.S. (Dwg# 6031-007)
5	1	Shell band - 12 Ga. x 24" Wide - 304 S.S.
4	5	Shell band - 12 Ga. x 48" Wide - 304 S.S.
3	1	Shell band - 10 Ga. x 48" Wide - 304 S.S.
2	1	Shell band - 10 Ga. x 48" Wide - 304 S.S.
1	1	Bottom Cone - 12 Ga. x 6" Deep - 304 S.S. (Dwg# 6031-002)

Item Qty. Description

NOTICE:
This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted.
Call (559) 233-7116 for written permission

Approved	Date	Drawn by	Revised
	10/29/2019	Glorso/PAJ	Rev 1

Customer: **O'Neill Vinters & Distillers**
8418 Lac Jac, Parlier, CA 93648

Description: **Ø 16'-0" x 30'-0" SSH**

Sheet number: **1 of 1**

Drawing number: **6031-001**

2550 S. East Avenue - Suite 101 B
Fresno, CA 93706

CUSTOMER APPROVAL ONLY
This drawing must be signed and returned within 5 working days of receipt, any delay could result in the delay of the production start date

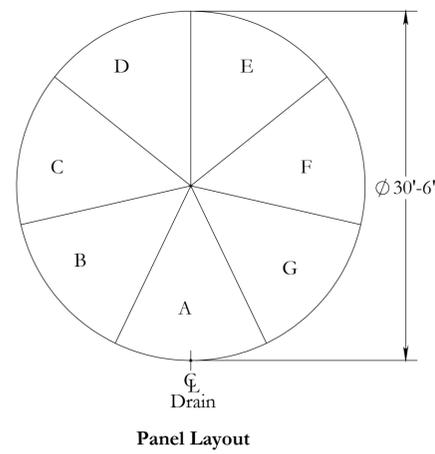
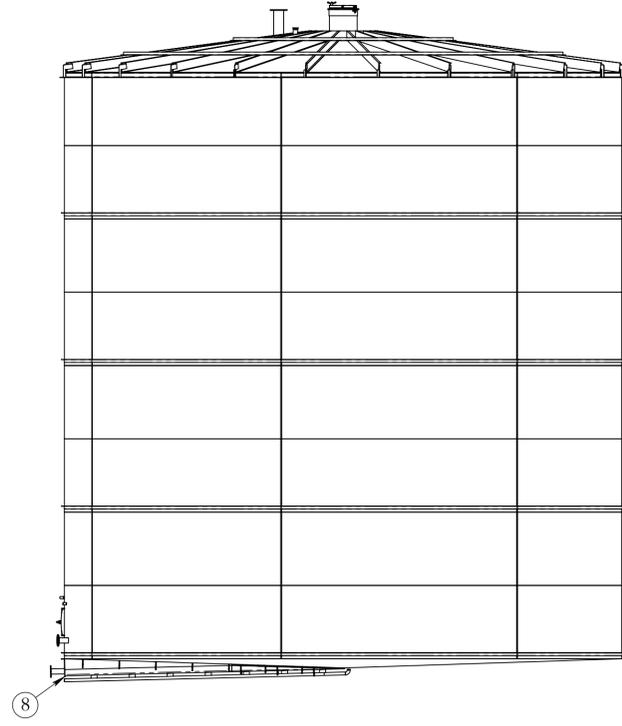
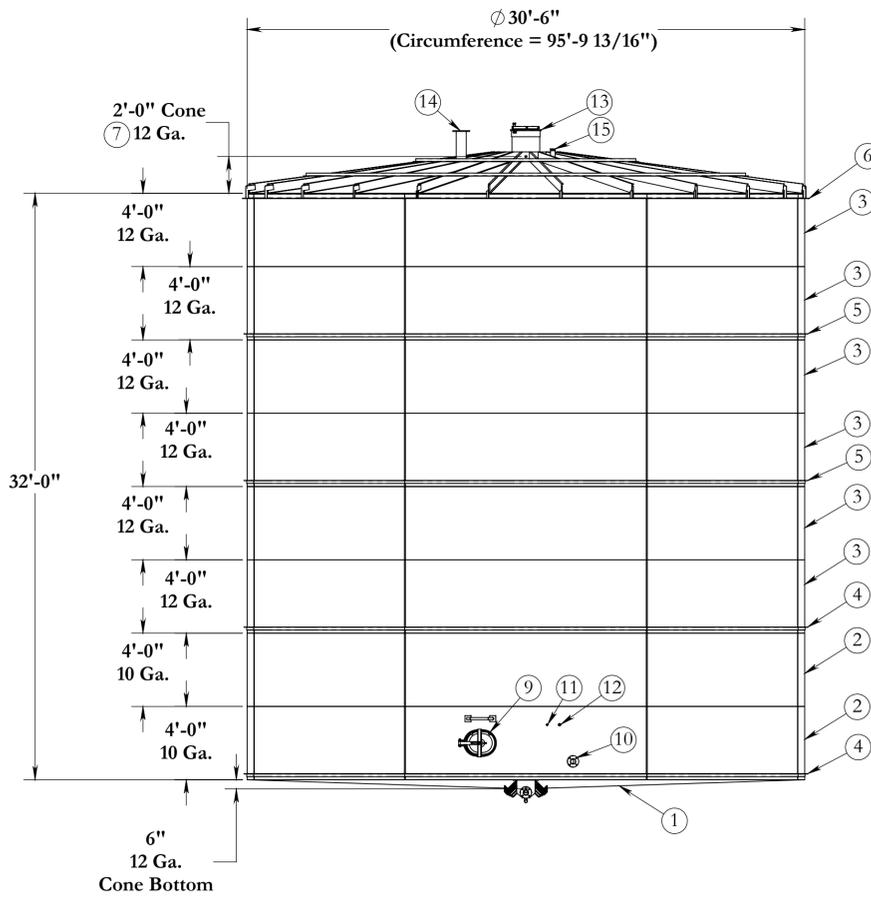
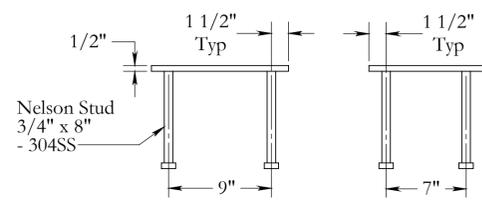
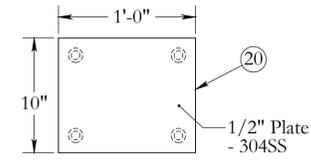
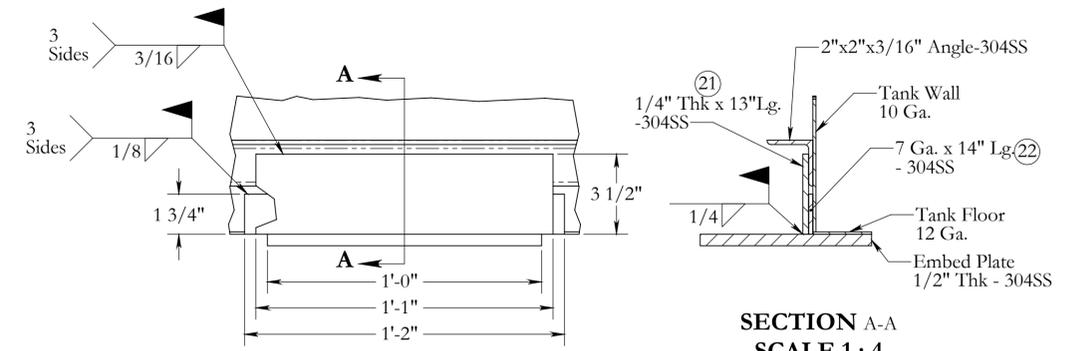
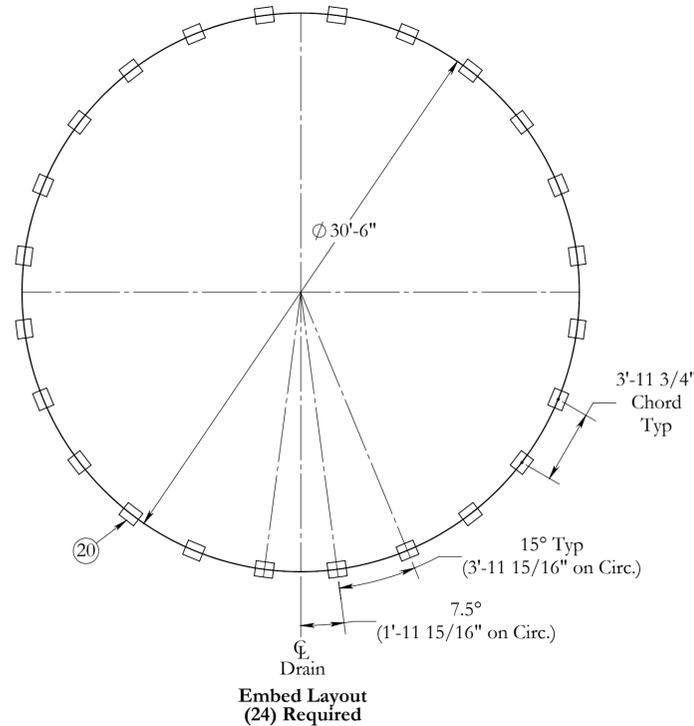
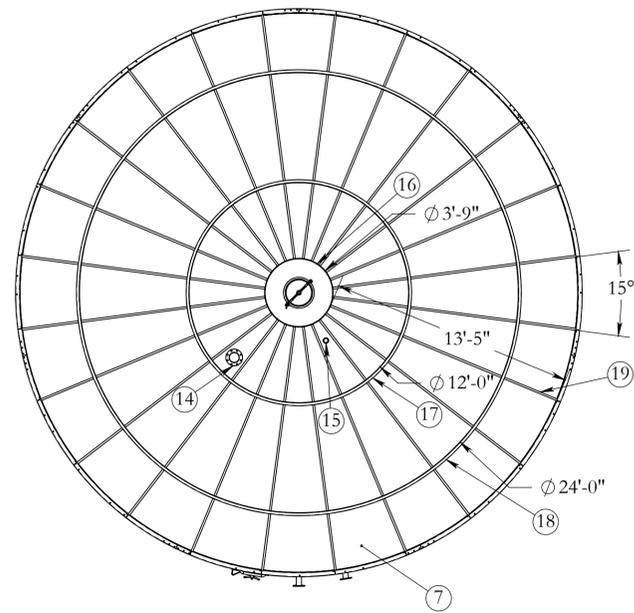
CUSTOMER SIGN HERE _____ DATED _____

(5) Req'd.

Total Gals. = 46,399 Gals.
Approx. Wt. = 10,300 lbs.

DO NOT SCALE THIS DRAWING

REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	1	Initial Release	10/31/2019



Tank Approx. Wt.: 26,500 lbs.
 Tank Capacity: 175,000 gal.

(3) Tanks

Item	Qty	Description
22	24	Tie-Down Spacers - 7 Ga. x 1 3/4"x14" - 304SS
21	24	Tie-Downs - 1/4" plate x 3 1/2"x13" - 304SS
20	24	Embeds - 1/2" Plate w/ SS Nelson Studs per detail
19	24	Roof Rafter - 10 Ga. 6"x1 1/4" formed channel w/ 7 Ga. Tie-Downs - 304SS
18	1	Rafter Angle Outer - 2"x2"x3/16" - 304SS
17	1	Rafter Angle Inner - 2"x2"x3/16" - 304SS
16	1	Compression Ring - 3/8" x 6" flatbar - 304SS
15	1	Level Sensor Port - Ø3" TC - 304SS
14	1	Vent Port - 6" Flanged Pipe - 304SS
13	1	Top Manway - SSWI Std. 18" w/ safety grate and extension - 304SS
12	1	Thermowell - 18"Lg. w/ 1/2" FNPT Coupling - 304SS
11	1	Sample Port - 1/2" half-coupling - 304SS
10	1	Rack Port - 3" Flanged Pipe - 304SS
9	1	Manway - SSWI Std. 1620 w/ grab bar - 304SS
8	1	Drain Trough Assy w/ 3" Flanged Pipe Outlet - 304SS
7	1	Tank Cone Top - 12 Ga. 304SS
6	1	Chime Ring - 3"x3"x1/4" angle - 304SS
5	2	Tank Angles - Mid - 2"x2"x3/16" angle - 304SS
4	2	Tank Angles - Rigging - 2"x2"x3/16" angle - 304SS
3	6	Tank Bands - 12 Ga. 304SS
2	2	Tank Bands - 10 Ga. 304SS
1	1	Tank Floor - 12 Ga. 304SS

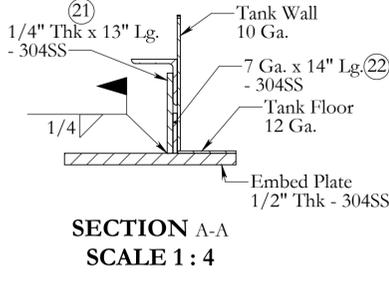
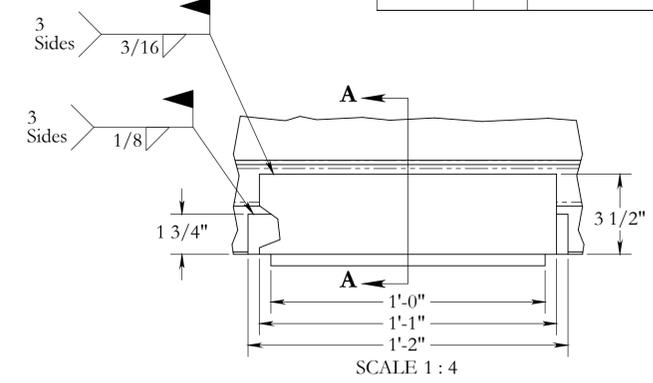
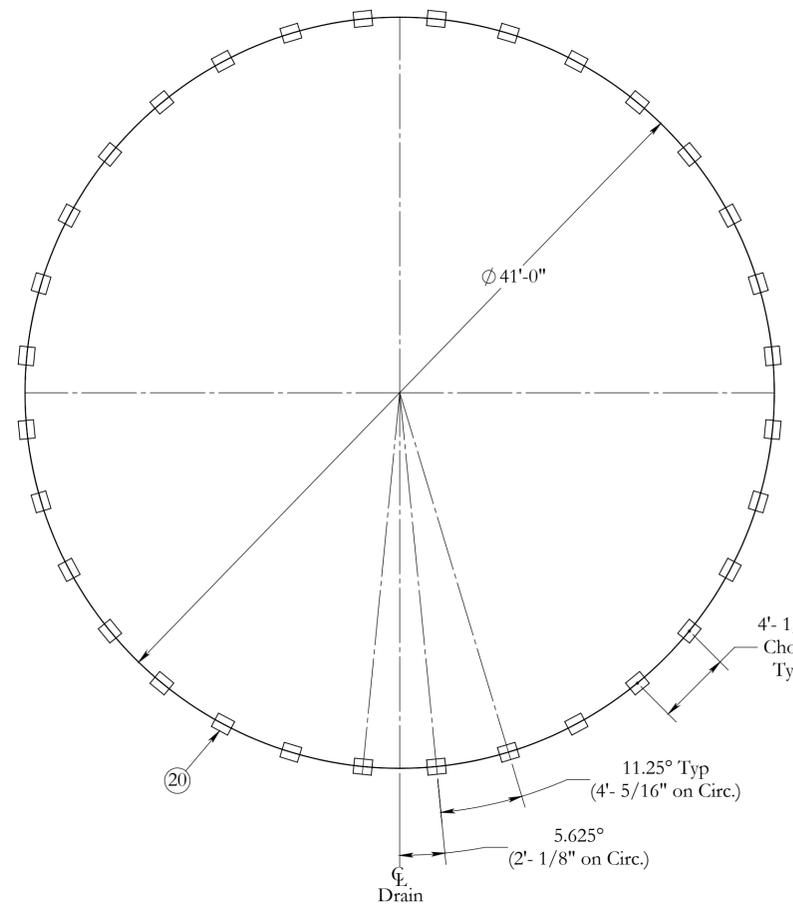
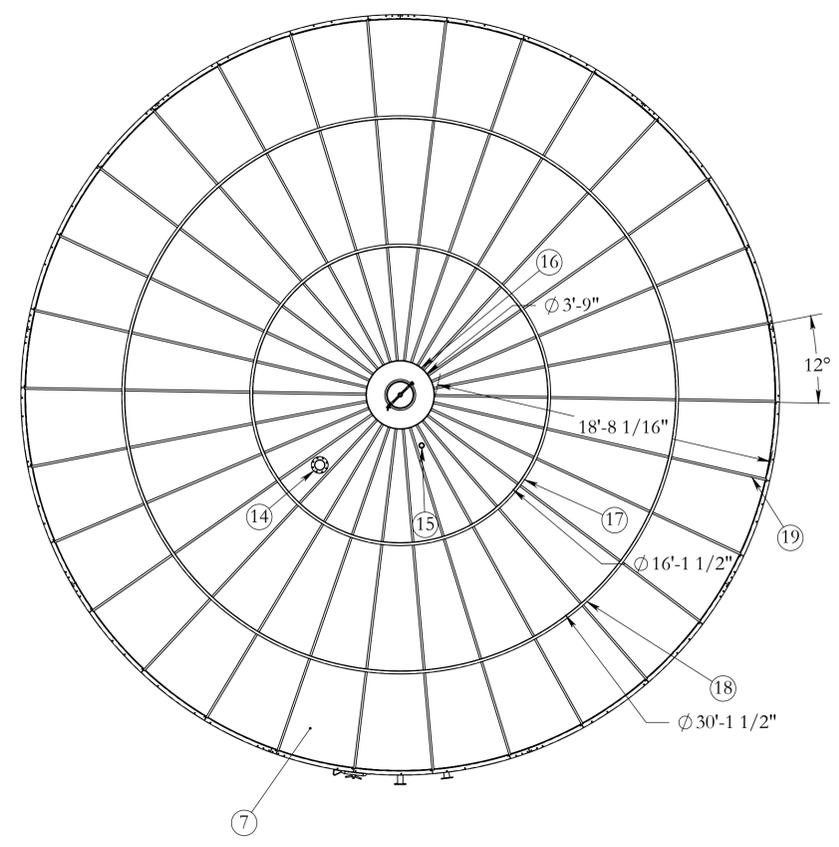
NOTICE: This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted. Call (559) 233-7116 for written permission.

SSWI
 SANITARY STAINLESS WELDING, INC.
 FRESNO, CA 559-233-7116
 JOB NO: 6032
 MAX TANK PRESSURE: 0
 MAX JACKET PRESSURE: N/A
 YEAR OF PRODUCTION: 2019
 DIMPLE JACKET FOR AQUEOUS SERVICE ONLY @ 180°F MAX
 TANK MUST BE VENTED TO ATMOSPHERE
 DANGER! CONFINED SPACE
 ENTER BY PERMIT ONLY

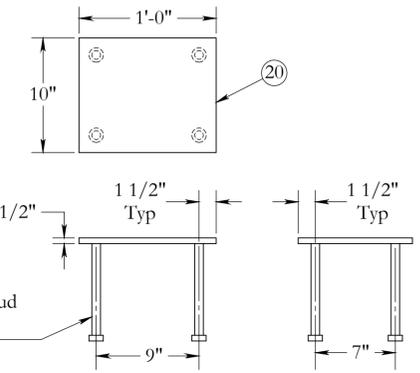
Approved	Date	Drawn by	Revised
	10/31/2019	PAJ	Rev 1
Customer	O'Neill Vintners & Distillers		
	8418 Lac Jac, Parlier, CA 93648		
Description	Ø30'-6" x 32'-0" SSH - 304 SS Liquid Storage Tank 175K Gallons	Sheet number of	
		Drawing number	6032-000

DO NOT SCALE THIS DRAWING

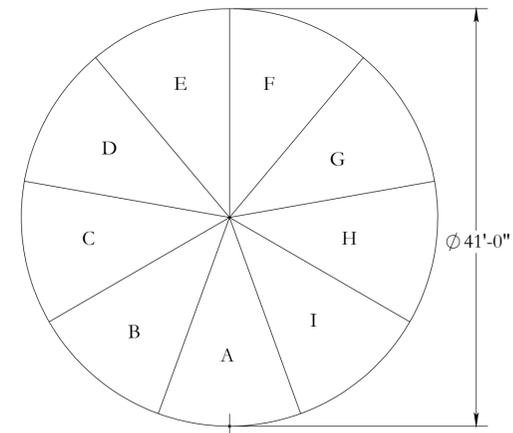
REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	1	Initial Release	10/31/2019



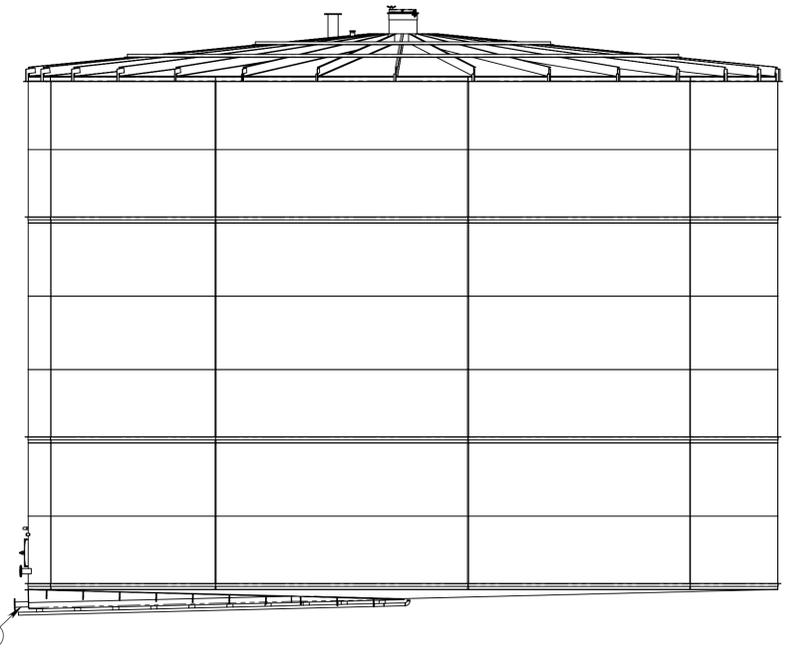
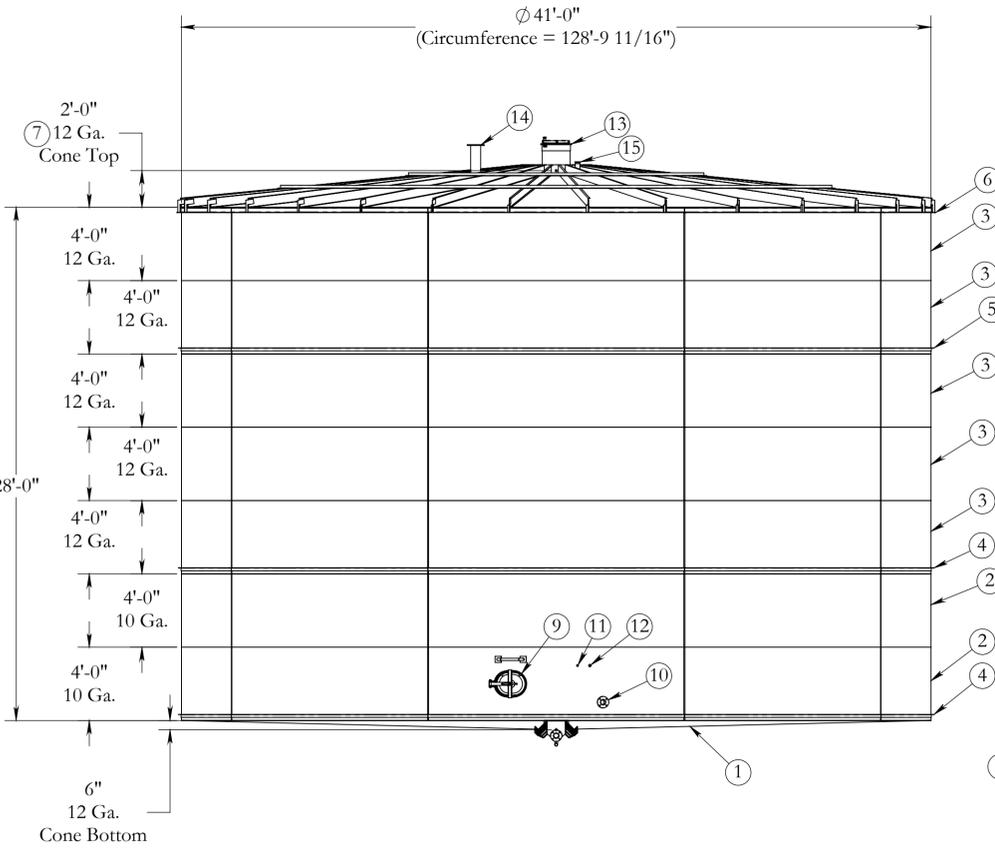
Tank Tie-Down Detail



Embed Detail



Panel Layout



Embed Layout (32) Req'd

Tank Approx. Wt.: 36,600 lbs

Tank Capacity: 278,000 gal.

(2) Tanks

Item	Qty	Description
22	32	Tie-Down Spacers - 7 Ga. 1 3/4"x14" - 304SS
21	32	Tie-Downs - 1/4" plate x 3 1/2"x13" - 304SS
20	32	Embeds - 1/2" Plate w/ SS Nelson Studs per detail
19	30	Roof Rafters - 10 Ga. 6" x 1 1/4" formed channel w/ 7 Ga. Tie-Downs - 304SS
18	1	Rafter Angle Outer - 2"x2"x3/16" - 304SS
17	1	Rafter Angle Inner - 2"x2"x3/16" - 304SS
16	1	Compression Ring - 3/8" x 6" flatbar - 304SS
15	1	Level Sensor Port - Ø3" TC - 304SS
14	1	Vent Port - 6" Flanged Pipe - 304SS
13	1	Top Manway - SSWI Std. 18" w/ safety grate and extension - 304SS
12	1	Thermowell - 18" Lg. w/ 1/2" FNPT Coupling - 304SS
11	1	Sample Port - 1/2" half-coupling - 304SS
10	1	Rack Port - 3" Flanged Pipe - 304SS
9	1	Manway - SSWI Std. 1620 w/ grab bar - 304SS
8	1	Drain Trough Assy w/ 3" Flanged Pipe Outlet - 304SS
7	1	Tank Cone Top - 12 Ga. 304SS
6	1	Chime Ring - 3"x3"x1/4" angle - 304SS
5	1	Tank Angle - Mid - 2"x2"x3/16" angle - 304SS
4	2	Tank Angles - Rigging - 2"x2"x3/16" angle - 304SS
3	5	Tank Bands - 12 Ga. 304SS
2	2	Tank Bands - 10 Ga. 304SS
1	1	Tank Floor - 12 Ga. 304SS

NOTICE:			
This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted.			
Call (559) 233-7116 for written permission			
Approved	Date	Drawn by	Revised
	10/31/2019	PAJ	Rev 1
Customer	O'Neil Vintners & Distillers		
	8418 Lac Jac, Parlier, CA 93648		
Description	Ø41'-0" x 28'-0" SSH - 304 SS Liquid Storage Tank 278K Gallons		Sheet number of
	SSWI 2550 S. East Avenue - Suite 101 B Fresno, CA 93706		Drawing number 6033-000

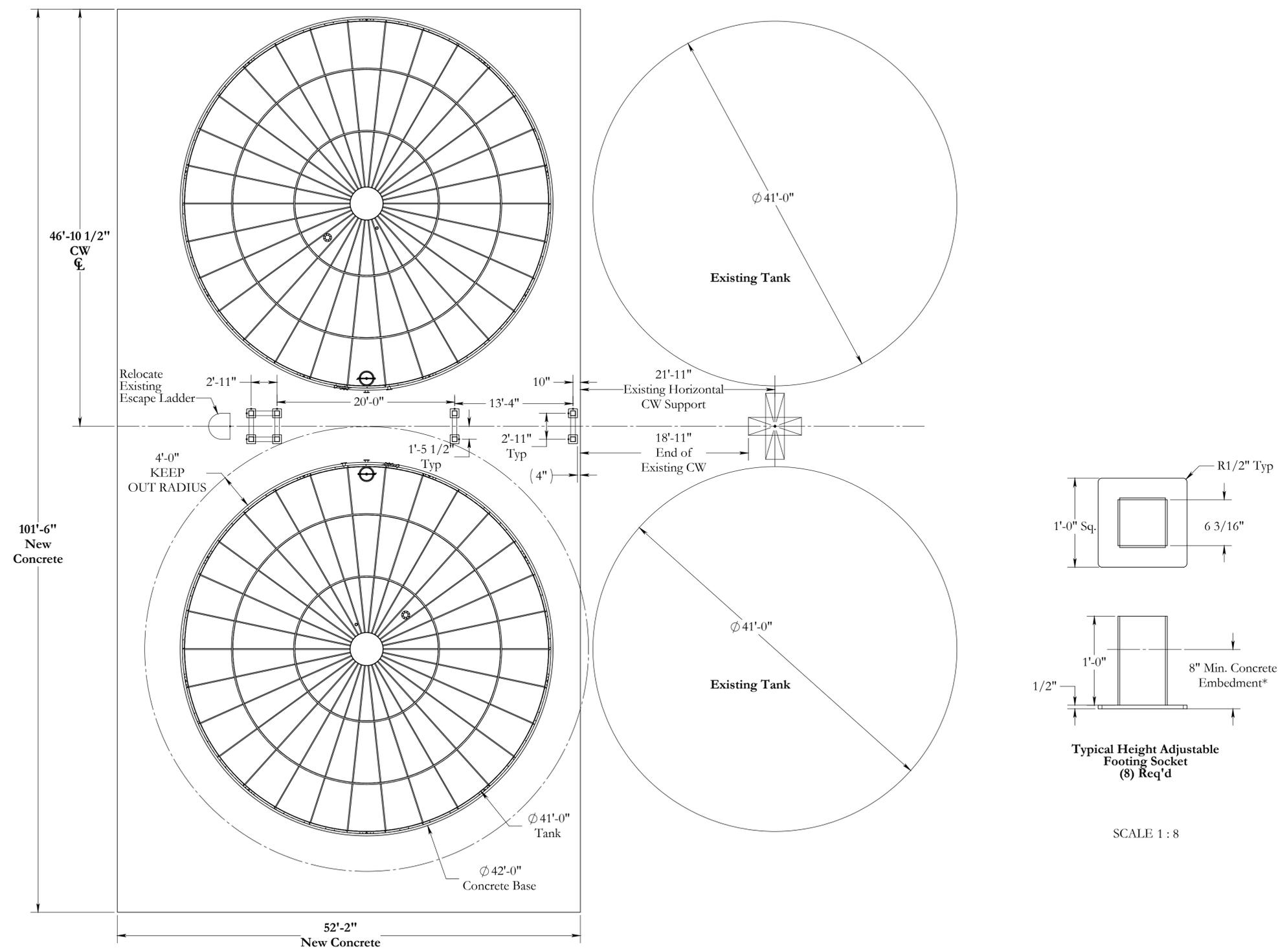
SSWI SANITARY STAINLESS WELDING, INC.
 FRESNO, CA 559-233-7116
 JOB NO: 6033

MAX TANK PRESSURE	MAX JACKET PRESSURE	YEAR OF PRODUCTION
0	N/A	2019

DIMPLE JACKET FOR AQUEOUS SERVICE ONLY @ 180°F MAX
 TANK MUST BE VENTED TO ATMOSPHERE
DANGER! CONFINED SPACE ENTER BY PERMIT ONLY

DO NOT SCALE THIS DRAWING

REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
	1	Initial Release	11/20/2019



***ALL SUBMERGED ALUMINUM MUST RECEIVE THIN COATING OF MASTIC, TYP**

CUSTOMER APPROVAL ONLY
 This drawing must be signed and returned within 5 working days of receipt, any delay could result in the delay of the production start date.
CUSTOMER SIGN HERE **DATED**

NOTICE:
This print is the sole property of Sanitary Stainless Welding, Inc. The design concept and any technical data contained herein is the intellectual sole property of Sanitary Stainless Welding, Inc. Reproduction of this drawing is prohibited unless written permission from Sanitary Stainless Welding, Inc. is granted. Call (559) 233-7116 for written permission.

Approved	Date	Drawn by	Revised
	11/13/2019	PAJ	Rev 1
Customer	O'NEILL VINTNERS & DISTILLERS 8418 Lac Jac, Parlier, CA 93648		
Description	CW Support Footings for New 278k Tanks		Sheet number of
 2550 S. East Avenue - Suite 101 B Fresno, CA 93706			Drawing number 6038-000

DO NOT SCALE THIS DRAWING



1. **Nature of Operation** – O’Neill Vintners & Distillers is proposing the addition of approximately ~105K gallons of insulated stainless-steel tanks, and ~1.3m gallons of stainless-steel tanks within the ***existing winery footprint***. The additional cooperage would consist of tanks to be used for bulk wine storage. Tank additions will consist of approximately six (6) 7,500 gallon tanks, four (4) 15,000 gallon tanks, five (5) 46,000 gallon tanks, three (3) 175,000 gallon tanks, and two (2) 278,000 gallon tanks or some combination of tanks to exceed 1.3m gallons. The increase of tanks allows for more efficient operation allowing a reduction in tank transfers and tank cleanings.
2. **Operational Time Limits** – The primary operational time use of the tanks would be year around
 - a. **Bulk wine shipping** – Bulk shipping occurs 24 hours/day Monday thru Friday. Bulk shipping is consistent throughout the year
 - b. **Wine Bottling** – Wine bottling takes place regularly throughout the year, Monday thru Sunday, for 12 hours each day
3. **Number of Customers or Visitors** – No change from current operation. Majority of capacity would be utilized by existing customer base. Additionally, the winery is not open to the public thereby limiting the number of visitors to the winery.
4. **Number of Employees** – Current number of Employees = 205; 150 Seasonal Employees. Seasonal Employees generally work from August thru December.
 - a. Employees work one of three shifts – 7:00a.m. to 3:00p.m.; 3:00p.m. – 11:00p.m.; 11:00p.m. – 7:00a.m. The number of employees is generally spread equally over each shift.
 - b. At final completion the additional tanks will not create additional jobs but rather improve the efficiency of our overall operation by reducing the number of tank washes and movements.
5. **Service and Delivery Vehicles** – The tank expansion will not impact service and delivery vehicles.
6. **Access to Site** – Access to the subject site will occur off of South Lac Jac Avenue via the existing driveway for the main winery and the one driveway accessing the operation on the Westside of Lac Jac Avenue.
7. **Number of Parking Spaces for employees, customers, and service/delivery vehicles** – The project site is in conjunction with the existing winery. There is adequate parking in the existing parking lot with 177 parking spaces, including handicap spaces, for employees and customers. Service and delivery trucks will be handled within existing winery footprint and operations. All circulation surfaces are cement or pavement.
8. **Are any goods to be sold on-site?** - Not applicable. Added storage will not result in the sales of goods sold on site.
9. **What equipment is used?** – The equipment used in relation to the expansion includes existing portable electric transfer pumps and hoses and refrigeration equipment.

10. **What supplies or materials are used and how are they stored?** – The supplies to be used in conjunction with the new tanks are HD Cleaner and Citric Acid, both tank cleaning solutions already in use at the facility. The HD cleaner is received in bulk 650-gallon totes and the citric acid is received in powder form in 50lb bags which is generally ordered by the pallet. All cleaning solutions are stored in existing warehouses on the winery premises.
11. **Does the use cause any unsightly appearance?** – The tank expansions will not result in any unsightly appearance. There will be no unfavorable noises, glare nor odor associated with the new tanks. Tanks are generally made of stainless steel and insulated with 3”-6” of polyurethane foam. Tanks east of existing bottling warehouse and West of process building on West side of Lac Jac Ave. Generally, not visible from public roads.
12. **List any solid or liquid wastes to be produced**
 - a. ***Liquid waste*** – Liquid waste associated with the tank farm expansion is the water associated with periodic tank rinsing and other equipment and cellar cleaning. At completion of the project, daily average (based on annual estimate) of approximately 12,000 gallons tank rinse water will be captured in the winery’s adjacent agricultural land which is comprised of 490 acres
 - b. ***Solid waste*** – There will be no additional solid waste associated with the project as the project doesn’t increase capacity or change our existing operation.
13. **Estimated Volume of water to be used** – Estimate and annual reduction in water by ~1 million gallons as the project will allow for more efficient storage of volume in correctly sized tanks. All water to be provided by existing wells located within the existing winery facility.
14. **Describe any proposed advertising including size, appearance, and placement** – Not applicable
15. **Will existing buildings be used or will new buildings be constructed?** – Not applicable, no additional buildings need for this project.
16. **Explain which buildings or what portion of buildings will be used in the operation.** - Tanks to be built outdoors and not inside.
17. **Will any outdoor lighting or an outdoor sound amplification system be used** – Lighting will be added on each tank and throughout the cellar. All lighting will be hooded and/or directed down away from Lac Jac Ave.
18. **Landscaping or fencing proposed.** – There is no landscaping required for this project. The area is already enclosed, and no additional fencing is required.
19. **Any other information that will provide a clear understanding of the project or operation.** – Construction of the project will require access to the site during various phases of development to the following:
 - a. Concrete contractors
 - b. Stainless steel tank fabricators
 - c. Process pipe fabricators
20. **Identify all Owners and/or Board Members for each application submitted.** – O’Neill Vintners and Distillers is a privately owned company owned by Jeff O’Neill – President. Matthew Towers is the Chief Operating Officer.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Matthew S. Towers obo O'Neill Vintners & Distillers
- APPLICATION NOS: Initial Study Application No. 6889 and Classified Conditional Use Permit Application No. 3479
- DESCRIPTION: Allow an expansion to an existing winery that will increase the total processing capacity by 12.5 million gallons, and includes 159 stainless steel tanks and related processing equipment, on a 5.5-acre portion of a 25.94-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project is located on the northeast corner of the intersection of E. Parlier and S. Lac Jac Avenues, approximately 0.75 miles west of the nearest city limits of the City of Reedley (8418 S. Lac Jac Ave) (SUP. DIST.: 4) (APN Nos: 363-061-32 & 45).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista;
- B. Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings;

FINDING: LESS THAN SIGNIFICANT IMPACT

The project is located in an industrial and agricultural area that has no scenic vistas or other scenic resources which could be impacted by site development. The project site is not located in the area of a state scenic highway. The proposed project would result in the development of

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 262-4055 / 262-4029 / 262-4302 / 262-4022 FAX 262-4893
Equal Employment Opportunity • Affirmative Action • Disabled Employer

structures similar to what currently exists and would involve similar equipment to be constructed immediately south of existing tanks, and immediately east of the existing warehouse, minimizing the overall visual impact of the expansion.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project will utilize outdoor lighting that has the potential of generating new sources of light and glare in the area. Lighting will be added on each tank and throughout the cellar. To mitigate any potential impacts for these new sources of lighting, a mitigation measure has been included requiring all lighting to be hooded and to be directed from adjacent properties and public streets.

* **Mitigation Measure**

AES-1. *All lighting shall be hooded and directed toward the proposed and existing tanks and warehouse, so not to shine towards adjacent properties and public streets.*

II. AGRICULTURAL RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of statewide importance to non-agricultural use; or**
- B. Would the project conflict with existing agricultural zoning or Williamson Act contracts;**

FINDING: NO IMPACT

The project site is mapped as “Urban and Built-up Land” by the California Department of Conservation Farmland Mapping and Monitoring Program. Therefore, no prime, unique, or farmland of statewide importance will be converted to non-agricultural use. The subject site is not under a Williamson Act contract. Further, the County Agriculture Commissioner expressed no concerns with the project.

- C. Would the project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?**

D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT

There is no forest land, timberland, or timberland zoned Timberland Production in the vicinity of the proposed project.

E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT

The proposed project expands an existing value-added agricultural use, which will increase the demand for more grapes to be grown, thereby decreasing the risk of conversion of other farmland to non-agricultural uses.

III. AIR QUALITY

The analysis in this section is based on the Air Quality and Greenhouse Gas Analysis Report prepared by FirstCarbon Solutions (2014) and included in its entirety as Appendix A.

A. Would the project conflict with or obstruct implementation of the applicable air quality plan?

FINDING: LESS THAN SIGNIFICANT IMPACT

The CEQA Guidelines indicate that a significant impact would occur if the proposed project would conflict with or obstruct implementation of the applicable air quality plan. The Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) does not provide specific guidance on analyzing conformity with the Air Quality Plan (AQP). Therefore, this document proposes the following criteria for determining project consistency with the current AQPs:

- 1. Will the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQPs? This measure is determined by comparison to the regional and localized thresholds identified by the District for Regional and Local Air Pollutants.*

2. *Will the project conform to the assumptions in the AQPs?*
3. *Will the project comply with applicable control measures in the AQPs?*

The use of the criteria listed above is a standard approach for CEQA analysis of projects in the SJVAPCD's jurisdiction, as well as within other air districts, for the following reasons:

- *Significant contribution to existing or new exceedances of the air quality standards would be inconsistent with the goal of attaining the air quality standards.*
- *AQP emissions inventories and attainment modeling are based on growth assumptions for the area within the air district's jurisdiction.*
- *AQPs rely on a set of air district-initiated control measures as well as implementation of federal and state measures to reduce emissions within their jurisdictions, with the goal of attaining the air quality standards.*

AQPs are plans for reaching attainment of air quality standards. The assumptions, inputs, and control measures are analyzed to determine if the Air Basin can reach attainment for the ambient air quality standards. In order to show attainment of the standards, the SJVAPCD analyzes the growth projections in the valley, contributing factors in air pollutant emissions and formations, and existing and future emissions controls. The SJVAPCD then formulates a control strategy to reach attainment.

Contribution to Air Quality Violations

A measure of determining if the project is consistent with the air quality plans is if the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans. Because of the region's nonattainment status for ozone, PM_{2.5}, and PM₁₀, if project-generated emissions of either of the ozone precursor pollutants (ROG and NO_x), PM₁₀, or PM_{2.5} would exceed the SJVAPCD's significance thresholds and were not included in the plan's growth forecast, then the project may be considered to conflict with the attainment plans.

As shown in Impact 3b below, the project would not result in carbon monoxide (CO) hotspots that would violate CO standards. Therefore, the project would not contribute to CO air quality violations. As discussed in Impact 3c below, emissions of ROG, NO_x, CO, sulfur dioxide (SO_x), PM₁₀, and PM_{2.5} associated with the operation of the project would not exceed

the SJVAPCD's significance thresholds. Therefore, the project would not conflict with or obstruct implementation of the regional air quality plan.

Consistency with Assumptions in AQPs

The primary way of determining consistency with the AQP's assumptions is determining consistency with the applicable General Plan to ensure that the project's population density and land use are consistent with the growth assumptions used in the AQPs for the air basin. The project is consistent with the Fresno County General Plan and does not require a general plan amendment. Therefore, the project is consistent with the assumptions of the AQPs and would have a less than significant impact for this criterion.

Control Measures

The AQP contains a number of control measures, which are enforceable requirements through the adoption of rules and regulations. The project will comply with all of the SJVAPCD's applicable rules and regulations. Therefore, the project complies with this criterion and would have a less than significant impact for this criterion.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation;

FINDING: LESS THAN SIGNIFICANT IMPACT

Air pollutant emissions have regional effects and localized effects. This analysis assesses the regional effects of the project's criteria pollutant emissions in comparison to SJVAPCD thresholds of significance for short-term construction activities and long-term operation of the project. Localized emissions from project construction and operation are also assessed using concentration-based thresholds compared with ambient air quality standards or significance thresholds.

The primary pollutants of concern during project construction and operation are ROG, NO_x, PM₁₀, and PM_{2.5}. The SJVAPCD's current GAMAQI, adopted in 2002, contains thresholds for ROG and NO_x; however, pending completion of an update to the GAMAQI, the SJVAPCD recommends using thresholds for PM₁₀, and PM_{2.5} based on Rule 2201 New Source Review offset thresholds.

Ozone is a secondary pollutant that can be formed miles away from the source of emissions through reactions of ROG and NO_x emissions in the presence of sunlight. Therefore, ROG and NO_x are termed ozone precursors. The Air Basin often exceeds the state and national ozone standards. Therefore, if the project emits a substantial quantity of ozone precursors, the project may contribute to an exceedance of the ozone

standard. The Air Basin also exceeds air quality standards for PM₁₀, and PM_{2.5}; therefore, substantial project emissions may contribute to an exceedance for these pollutants. The SJVAPCD has defined substantial contribution of operational and construction emissions through its thresholds of significance as follows:

- 10 tons per year ROG
- 10 tons per year NO_x
- 15 tons per year PM₁₀
- 15 tons per year PM_{2.5}

The Draft 2014 GAMAQI contains significance thresholds for CO (100 tons per year) and SO_x (27 tons per year). SO₂ and CO are not included in the regional analysis because these pollutants are in attainment and the SJVAPCD has not issued final significance thresholds for these pollutants. Additionally, as shown in the output files contained in Appendix A, only minor amounts of sulfur dioxide are emitted during construction and operation, well below the SJVAPCD Draft GAMAQI thresholds.

**Regional Pollutant Analysis
Construction Emissions**

The project involves site preparation, grading, building construction, paving, and architectural coating for a 100,000-square-foot warehouse; and grading and building construction of 159 storage tanks. The construction of the project was assumed to begin in 2015 and be complete in 2020. Analysis of the project was modeled in CalEEMod 2013.2.2. Construction emissions associated with the project are shown in Table 1. For detailed modeling files, please refer to Appendix A. As shown in Table 1, the emissions are below the significance thresholds and, therefore, are less than significant on a project-level basis.

Table 1: Construction Air Pollutant Emissions by Year

Source (Year)	Emissions (tons per year)			
	ROG	NO _x	PM ₁₀	PM _{2.5}
Warehouse Construction (2015)	0.327	2.742	0.374	0.259
Tank Construction (2015)	0.055	0.529	0.041	0.033
Total 2015	0.382	3.271	0.415	0.292

Stationary Sources

The project would add an additional 12.5 million gallons of wine storage to the existing facility. According to the 2013 Emissions Inventory prepared by the SJVAPCD, the only emissions generated by the wine storage tanks are volatile organic compounds (VOCs) also known as reactive organic gases (ROGs). Based on the existing emissions limit of 0.79 pounds of VOC per 1,000 gallons of throughput, the project would generate 9,875 pounds of VOCs or 4.94 tons of VOCs.

Operational emissions are shown in Table 2; the emissions are below the adopted and recommended SJVAPCD significance thresholds and, therefore, would result in less than significant impacts. The project would include the addition of stationary sources under the permitting authority of the SJVAPCD. Pursuant to SJVAPCD guidelines, the stationary sources are considered separately to determine significance. The emissions would be less than the 10 tons per year SJVAPCD threshold for ROGs/VOCs, however, as a Title V facility, the project would be subject to offset requirements. The stationary impacts would be less than significant.

Table 2: 2016 Operational Air Pollutant Emissions for All Phases

Source (Year)	Emissions (tons per year)			
	ROG	NO _x	PM ₁₀	PM _{2.5}
Non-Stationary Sources				
Area (from warehouse building)	0.46	0.00	0.000	0.000
Energy (from warehouse building)	0.01	0.093	0.00	0.007
Mobile (Employees)	0.04	0.079	0.129	0.034
Mobile (Trucks)	0.12	2.20	0.19	0.074
Total	0.64	2.37	0.32	0.12
Significance threshold	10	10	15	15
Exceed threshold – significant impact?	No	No	No	No
Stationary Sources				
Wine Storage Tanks	4.94	0	0	0
Significance threshold	10	10	15	15
Exceed threshold – significant impact?	No	No	No	No
Notes: ROG = reactive organic gases PM ₁₀ and PM _{2.5} = particulate matter Source: Appendix A. <div style="text-align: right;">NO_x = nitrogen oxides</div>				

Localized Pollutant Analysis

The SJVAPCD has requested that projects analyze the potential to generate or substantially contribute to a localized exceedance of criteria pollutants. A significant impact would result if the change in the NO₂, SO₂ or CO pollutant impacts from the addition of the project plus the background concentrations of these pollutants contributed by other local and regional emission sources exceeds the most restrictive ambient air quality standards. In locations that already exceed standards for these pollutants, significance is based on a significant impact level (SIL) that represents the amount that is considered a cumulatively considerable contribution to an existing violation of an air quality standard. Although the Air Basin has not violated the national ambient air quality standards or PM₁₀ in the past 5 years, it has violated the state standard for PM₁₀ during the past several years. The Air Basin also exceeds both the national and state PM_{2.5} air standards. However, the SJVAPCD has not adopted local significance thresholds specifically for either PM₁₀ or PM_{2.5}. For PM₁₀ and PM_{2.5}, a significant impact would occur if the net change in PM₁₀ or PM_{2.5} exceeds the respective SILs.

The SJVAPCD has provided guidance for screening localized impacts in its 2014 Draft Guidance document that establishes a screening threshold of 100 pounds per day of any criteria pollutant. If a project exceeds 100 pounds per day of any criteria pollutant, then ambient air quality modeling would be necessary. If the project does not exceed 100 pounds per day of any criteria pollutant, then it can be assumed that it would not cause a violation of an ambient air quality standard.

Construction: Localized Concentrations of PM₁₀, PM_{2.5}, CO, and NO₂

Local construction impacts would be short-term in nature lasting only during the duration of construction. Because of the short duration and limited amount of construction anticipated for the project, application of best management practices through compliance with Regulation VIII Fugitive Dust Prohibitions to minimize construction emissions, localized construction concentrations are considered less than significant. It should also be noted that the on-site construction emissions would be less than the SJVAPCD threshold of 100 pounds per day for each of the criteria pollutants, as shown in Table 3 below. Therefore, based on the SJVAPCD's 2014 Draft Guidance document, the construction emissions would not cause an ambient air quality standard violation. Impacts would be less than significant.

Operation: Localized Concentrations of PM₁₀, PM_{2.5}, CO, and NO₂

Localized impacts could occur in areas with a single large source of emissions such as a power plant or with multiple sources concentrated in a small area such as a distribution center. Operational modeling of on-site emissions for the project indicates that the project would not exceed 100

fair certainty that the effect a project has on any given intersection would not cause a potential CO hotspot. Therefore, the SJVAPCD has established in both its 2002 and Draft 2014 GAMAQI that if all project-affected intersections are negative for both of the following criteria, then the project can be said to have no potential to create a violation of the CO standards:

- A traffic study for the project indicates that the Level of Service (LOS) on one or more streets or at one or more intersections in the project vicinity will be reduced to LOS E or F; or*
- A traffic study indicates that the project will substantially worsen an already existing LOS F on one or more streets or at one or more intersections in the project vicinity.*

If either of the criteria can be associated with any intersection affected by the project, a CO Protocol Analysis must be prepared to determine significance.

The Traffic Impact Study prepared by TJKM Transportation Engineers for the project showed that no intersections would meet the screening criteria; therefore, the project would not cause a violation of the CO standards.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;

FINDING: LESS THAN SIGNIFICANT IMPACT

The cumulative air quality analysis prepared for the project follows guidance from the SJVAPCD. In general, to result in a less than significant impact, the following must be true:

- 1. Regional analysis: emissions of nonattainment pollutants must be below the SJVAPCD's regional significance thresholds. This is an approach recommended by the SJVAPCD in its GAMAQI.*
- 2. Summary of projections: the project must be consistent with current air AQPs including control measures and regulations. This is an approach consistent with Section 15130(b) of the CEQA Guidelines.*
- 3. Cumulative health impacts: the project must result in less than significant cumulative health effects from the nonattainment pollutants. This approach correlates the significance of the regional*

analysis with health effects, consistent with the court decision, Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal.App.4th 1184, 1219-20.

Step 1: Regional Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically exceeded the ambient air quality standard. It follows that if a project exceeds the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

The Air Basin is in nonattainment for PM₁₀, PM_{2.5}, and ozone. Therefore, if the project exceeds the regional thresholds for PM₁₀ or PM_{2.5}, then it contributes to a cumulatively considerable impact for those pollutants. If the project exceeds the regional threshold for NOX or ROG, then it follows that the project would contribute to a cumulatively considerable impact for ozone.

Regional emissions include those generated from all on-site and off-site activities. Regional significance thresholds have been established by the SJVAPCD because emissions from projects in the Air Basin can potentially contribute to the existing emission burden and possibly affect the attainment and maintenance of ambient air quality standards. Projects within the Air Basin region with regional emissions in excess of any of the thresholds presented previously are considered to have a significant regional air quality impact.

The criteria pollutant emissions analysis, as shown in impact 3b, assessed whether the project would exceed the SJVAPCD's thresholds of significance. As shown in Table 1 and Table 2, criteria pollutant emissions would not exceed any threshold of significance during project construction or operation. Therefore, the combination of unmitigated project emissions with the criteria pollutants from other sources within the Air Basin would not cumulatively contribute to a significant impact according to this criterion.

Step 2: Plan Approach

Section 15130(b) of the CEQA Guidelines states the following:

The following elements are necessary to an adequate discussion of significant cumulative impacts: 1) Either: (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) A summary of projections contained in an adopted

general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.

In accordance with CEQA Guidelines 15130(b), this analysis of cumulative impacts is based on a summary of projections analysis. This analysis considers the current CEQA Guidelines, which includes the recent amendments approved by the Natural Resources Agency and effective on March 18, 2010. The Air Basin is in nonattainment for ozone and particulate matter (PM_{10} and $PM_{2.5}$), which means that concentrations of these pollutants currently exceed the applicable ambient air quality standards.

Under the amended CEQA Guidelines, cumulative impacts may be analyzed using other plans that evaluate relevant cumulative effects. The geographic scope for cumulative criteria pollution from air quality impacts is the Air Basin, because that is the area in which the air pollutants generated by the sources within the Air Basin circulate and are often trapped. The SJVAPCD is required to prepare and maintain air quality attainment plans and a State Implementation Plan to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the SJVAPCD does not have direct authority over land use decisions, it is recognized that changes in land use and circulation planning would help the Air Basin achieve clean air mandates. The SJVAPCD evaluated emissions from land uses and transportation in the entire Air Basin when it developed its attainment plans.

In accordance with CEQA Guidelines Section 15064, subdivision (h)(3), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously approved plan or mitigation program.

The 2007 8-Hour Ozone Plan contains measures to achieve reductions in emissions of ozone precursors and sets plans towards attainment of ambient ozone standards by 2023. The 2012 $PM_{2.5}$ Plan requires fewer reductions than the Ozone Plan, so the Ozone Plan is considered the applicable plan. As discussed in AIR-1, the project is consistent with all applicable control measures in the air quality attainment plans. The project would be required to comply with any SJVAPCD rules and regulations that may pertain to implementation of the AQPs. Therefore, impacts would be less than significant with regard to compliance with control measures and regulations.

Step 3: Cumulative Health Impacts

The Air Basin is in nonattainment for ozone, PM₁₀ and PM_{2.5}, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (such as children, the elderly, and the infirm). Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects.

The regional analysis of construction and operational emissions, as indicated in impact discussion 3b indicates that the project would not exceed the SJVAPCD's significance thresholds and the project is consistent with the applicable AQPs. Therefore, the project would not result in significant cumulative health impacts from nonattainment pollutants and impacts would be less than significant.

D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT

Those individuals who are sensitive to air pollution include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The SJVAPCD considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools.

The closest sensitive receptors are located at Riverview Elementary School, 213 feet south from the nearest loading dock of the project site.

Impacts to Onsite Workers

A variety of state and national programs protect workers from safety hazards, including high air pollutant concentrations (California OSHA and CDC 2012). Onsite workers are not required to be addressed through the health risk assessment process. A document published by the California Air Pollution Control Officers Association (CAPCOA 2009), Health Risk Assessments for Proposed Land Use Projects, indicates that on-site receptors are included in risk assessments if they are persons not employed by the project. Persons not employed by the project would not remain on-site for any significant period. Therefore, a health risk assessment for on-site workers is not required or recommended.

Construction: ROG

During the application of architectural coatings (painting), ROG is emitted. The amount emitted is dependent on the amount of ROG in the paint. ROG emissions are typically an indoor air quality health hazard concern and not an outdoor air quality health hazard concern. Therefore, exposure of ROG during architectural coatings is a less than significant health impact.

Three types of asphalt are typically used in paving: asphalt cements, cutback asphalts, and emulsified asphalts. However, SJVAPCD Rule 4641 prohibits the use of the following types of asphalt: rapid cure cutback asphalt; medium cure cutback asphalt; slow cure asphalt that contains more than one-half (0.5) percent of organic compounds that evaporate at 500 degrees Fahrenheit (°F) or lower; and emulsified asphalt containing organic compounds, in excess of 3 percent by volume, that evaporate at 500°F or lower. An exception to this is medium cure asphalt when the National Weather Service official forecast of the high temperature for the 24-hour period following application is below 50°F.

The acute (short-term) health effects from worker direct exposure to asphalt fumes include irritation of the eyes, nose, and throat. Other effects include respiratory tract symptoms and pulmonary function changes. The studies were based on occupational exposure of fumes. Residents are not in the immediate vicinity of the fumes; therefore, they would not be subjected to concentrations high enough to evoke a negative response. In addition, the restrictions that are placed on asphalt in the San Joaquin Valley reduce ROG emissions from asphalt and exposure. The impact to nearby sensitive receptors from ROG during construction is less than significant.

Operation: ROG

During operation, ROG would be emitted primarily from motor vehicles. Direct exposure to ROG from project motor vehicles would not result in health effects, because the ROG would be distributed across miles and miles of roadway and in the air. The concentrations would not be great enough to result in direct health effects.

Construction: NO_x, PM₁₀, PM_{2.5}

As discussed in Impact 3b, emissions during construction would not exceed the significance thresholds and would not be expected to result in concentrations that would exceed ambient standards or contribute substantially to an existing exceedance of an ambient air quality standard.

Operation: PM₁₀, PM_{2.5}, CO, NO₂

As discussed in Impact 3b, localized concentrations of PM₁₀, PM_{2.5}, CO, and NO₂ would not exceed the ambient air quality standards. Therefore, the project would not expose sensitive receptors to substantial criteria air pollutant concentrations during operation.

Construction: Toxic Air Contaminants

Although construction of the project would involve the use of diesel-fueled vehicles, construction risks were not analyzed because of the short duration of the construction phases. While operational emissions are ongoing, the construction phase emissions are short-term. The California Office of Environmental Health Hazard Assessment (OEHHA) provides exposure variants for 9-, 30-, and 70-year exposures its Guidance Manual for Preparation of Health Risk Assessments (OEHHA 2003). These exposures are chosen to coincide with the EPA's estimates of the average (9 years), high-end estimates (30 years) of residence time, and a typical lifetime (70 years). OEHHA states its support for the use of cancer potency factors for estimating cancer risk for these exposure durations. However, as the exposure duration decreases, the uncertainties introduced by applying cancer potency factors derived from very-long-term studies increases. Short-term high exposures are not necessarily equivalent to longer-term lower exposures even when the total dose is the same. OEHHA therefore does not support the use of current cancer potency factor to evaluate cancer risk for exposures of less than 9 years (refer to page 8-4 of OEHHA 2003).

In addition, guidance published by the CAPCOA (2009), Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction projects addressed in CEQA; risks near construction projects are expected to be included later when the toxic emissions from construction activities are better understood.

Construction phase risks would be considered acute health risks as opposed to cancer risks, which are long-term. OEHHA has yet to define acute risk factors for diesel particulates that would allow the calculation of a hazards risk index; thus, evaluation of this impact would be speculative and no further discussion is necessary.

Operation Toxic Air Contaminants

The ARB Air Quality and Land Use Handbook contains recommendations that will "help keep California's children and other vulnerable populations out of harm's way with respect to nearby sources of air pollution," (ARB 2005) including recommendations for distances between sensitive receptors and certain land uses. These recommendations are assessed as follows.

- **Heavily traveled roads.** ARB recommends avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Epidemiological studies indicate that the distance from the roadway and truck traffic densities were key factors in the correlation of health effects, particularly in children. Roads assessed in the traffic study do not exceed a volume of 100,000 vehicles per day.
- **Distribution centers.** ARB also recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center. There are no distribution centers within the vicinity of the project site.
- **Fueling stations.** ARB recommends avoiding new sensitive land uses within 300 feet of a large fueling station (a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities. The proposed project does not include a fueling station.
- **Dry cleaning operations.** ARB recommends avoiding siting new sensitive land uses within 300 feet of any dry cleaning operation that uses perchloroethylene. For operations with two or more machines, ARB recommends a buffer of 500 feet. For operations with three or more machines, ARB recommends consultation with the local air district. The proposed project does not include dry cleaning operations.

The project would include warehouse uses (approximately 100,000 square feet) and would involve shipping and receiving of products for wine making and distilling that would generate 1,800 truck trips per year that generate diesel particulate matter (DPM), a toxic air contaminant. The SJVAPCD has a screening tool to determine if project impacts exceed the SJVAPCD threshold of 10 in one million probability of contracting cancer for the Maximally Exposed Individual (MEI). The screening tool requires information on the anticipated number of heavy-duty diesel trucks (HDDT) servicing the project site. The following assumptions were included in the modeling:

- 1,800 trucks per year (although the project site has additional loading docks located farther from the nearest sensitive receptors, all 1,800 trucks were assumed to idle at the nearest loading dock to provide a conservative estimate.
- Idling time of 15 minutes

- *In order to provide a worst-case scenario, 100 percent of the trucks [a total of 3,600 trips (coming and going)] were assumed to access the closest docks on S. Lac Jac Avenue.*
- *The analysis also included an additional 3,600 truck trips and modeled them traveling to the furthest docks on the site and traveling around the facility to the farthest exit. Thus, the modeling provides a conservative estimate.*

Table 4 provides an estimate of the cancer risks to the Maximally Exposed Individual (MEI), who are the school receptors located south of the southern boundary of the project site. As shown in the table, the project would not exceed the SJVAPCD threshold of 10 in one million; therefore, the project would not expose sensitive receptors to substantial concentrations of DPM. Impacts would be less than significant.

Table 4: Cancer Risk from Project Operations

Project Year	Location	Cancer Risk (Risk per Million)	Significance Threshold (Risk per Million)	Exceed Threshold Of Significance
2015	Riverview School - South of the Project Site	3.02	10	No

Notes:
 See output file in Appendix A. Project impacts were analyzed using 2015 emission factors to provide a worst-case scenario of potential impacts. Sources: FirstCarbon Solutions, 2014; SJVAPCD Health Risk Screening Tool, 2011.

Valley Fever

Valley fever, or coccidioidomycosis, is an infection caused by inhalation of the spores of the fungus, Coccidioides immitis. The spores live in soil and can live for an extended time in harsh environmental conditions. Activities or conditions that increase the amount of fugitive dust contribute to greater exposure, and they include dust storms, grading, and recreational off-road activities.

By geographic region, hospitalizations for Valley fever in the San Joaquin Valley increased from 230 (6.9 per 100,000 population) in 2000 to 701 (17.7 per 100,000 population) in 2007. Within the region, Kern County reported the highest hospitalization rates, increasing from 121 (18.2 per 100,000 population) in 2000 to 285 (34.9 per 100,000 population) in 2007, and peaking in 2005 at 353 hospitalizations (45.8 per 100,000 population). The Centers for Disease Control and Prevention indicates that 752 of the

8,657 persons (8.7 percent) hospitalized in California between 2000 and 2007 for Valley fever died (CDC 2009).

Construction activities would generate fugitive dust. The project will minimize the generation of fugitive dust by complying with the SJVAPCD's Regulation VIII. Therefore, this regulation would reduce valley fever impacts to less than significant.

Naturally Occurring Asbestos

According to a map of areas where naturally occurring asbestos in California are likely to occur (U.S. Geological Survey 2011), there are no such areas in the project area. Therefore, development of the project is not anticipated to expose receptors to naturally occurring asbestos. Impacts would be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT

If the project were to result in a sensitive odor receptor being located in the vicinity of an undesirable odor generator, the impact would be considered significant. The SJVAPCD regulates odor sources through its nuisance rule, Rule 4102, but has no quantitative standards for odors. The GAMAQI provides screening distances for various facilities with the potential to produce odors, including food processing facilities. The GAMAQI does not have a screening distance for wineries and distilling facilities, however the screening distance for food processing facilities is 1 mile. The existing facility would have very similar operations with the proposed project, so the odor complaint history of the facility's odor complaints is an appropriate indicator of the potential for future odor issues. According to Public Records Request C-2014-10-90 with the SJVAPCD, no odor complaints have been filed for the facility in the last 3 years.

The expansion of the existing facility would have similar odors and controls to the existing facility, which has not generated odor complaints. This impact is considered less than significant.

IV. BIOLOGICAL RESOURCES

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS?

FINDING: NO IMPACT

The project site is highly disturbed and supports only scattered non-native plant species. The project site has been routinely disturbed over the years for agricultural production and to control weeds as the site has remained fallow for a number of years. As a result, the project site provides no suitable habitat for any special-status plant or wildlife species.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFG or USFWS?**

FINDING: NO IMPACT

There are no riparian habitats or other sensitive natural communities located within the project site itself. The project site is highly disturbed and soils found on the project site are heavily compacted.

- C. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means?**

FINDING: NO IMPACT

The US Fish and Wildlife Service's National Wetlands Inventory does not identify wetland waters of the U.S. within or adjacent to the project site. This condition precludes the potential to have any adverse effect.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

FINDING: NO IMPACT

The project site has no aquatic habitat that can support native resident or migratory fish species. It is not located within any identified wildlife movement corridor and does not function as a wildlife nursery site. Surrounding land uses to the project site include the existing winery to the north and west, a Class 2 Surface Water Impoundment to the east and agricultural uses farther east, and institutional (school) and agricultural uses to the south.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**
- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

FINDING: NO IMPACT

The parcel has historically been developed and used as a distillery and winery since 1900. The subject site is approximately 5.5-acres of a 25.94-acre parcel, and is currently vacant with no significant vegetation. The proposed project does not conflict with any of the Fresno County General Plan Goals or Policies, and would not result in the loss of sensitive wildlife habitat. There are no adopted habitat conservation plans, natural community conservations plans, or other approved local, regional, or state habitat conservation plans that are applicable to the project area.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**
- B. Would the project cause substantial adverse change in the significance of an archeological resource pursuant to §15064.5?**
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The site is within an area designated for Agricultural uses in the Fresno County General Plan and is located within an area that has been historically developed with industrial uses. The site is not located in an area of moderate or high archeological sensitivity. Additionally, the site has been extensively disturbed.

However, in the event that cultural resources are unearthed during grading or construction, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. A Mitigation Measure reflecting this requirement has been incorporated into the project.

* **Mitigation Measure**

CUL-1. *In the event that cultural resources are unearthed during grading activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations as outlined in Public Resources Code Section 21083.2. Upon the County's approval of the recommended mitigation measures, the project developer shall implement said measures.*

D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT

There are no known burial sites within the project site. The project site contains an existing winery and distilling facility. In the highly unlikely event that human remains are encountered, Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.94 and 5097.98 set forth specific procedures that must be followed to ensure that no further disturbance occurs in the area of the find, the County Coroner is notified to remove the remains, and the most likely tribal decedent is notified. As such, impacts would be less than significant.

VI. GEOLOGY AND SOILS

A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake fault?

FINDING: LESS THAN SIGNIFICANT IMPACT

A review of the Alquist-Priolo Earthquake Fault Zoning Map and Regional Faults Map located in the Fresno County General Plan Background Report indicated that the project site is not located within or near an Alquist-Priolo Earthquake Fault Zone, and no mapped evidence of active or potentially active faulting was found for the site. Therefore, the project would not expose people or structures to potential substantial adverse effects involving the rupture of a known earthquake fault, and impacts would be less than significant.

2. Strong seismic ground shaking?

FINDING: LESS THAN SIGNIFICANT IMPACT

According to the Fresno County General Plan Background Report, the project lies in an area where the probabilistic seismic hazard is between 0 and 20 percent. Therefore, the project site is in an area of low probability for exposure to strong ground shaking, and no anticipated geotechnical factors at this site exist that are unique and would necessitate special seismic consideration for design of the structures. In addition, prior to issuance of building permits, the project applicant shall provide documentation to the County of Fresno demonstrating that all project structures are designed in accordance with the California Building Standards Code. As such, ground-shaking impacts would be less than significant.

3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT

The potential for seismic-related ground failure (liquefaction, lateral spreading, and lurching) occurring on the project site is minimal because of the absence of high groundwater levels and saturated loose granular soil on the project site. The project site is not in an area identified by Fresno County as being susceptible to liquefaction. In addition, the intensity of ground shaking from a large, distant earthquake is expected to be relatively low on the project site and, therefore, would not be severe enough to induce liquefaction on-site. Accordingly, potential ground failure hazards would be less than significant.

4. Landslides?

FINDING: NO IMPACT

Landslides and other forms of slope failure form in response to long-term uplift, mass wasting, and disturbance of slopes. The project site contains naturally flat relief (slopes of no more than 3 percent), which precludes the possibility of landsliding on-site.

B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT

Construction activities associated with the project would involve minimal grading and excavation activities. These activities could expose barren soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the project site. The applicant shall employ appropriate sediment and erosion control best management practices to minimize the potential for erosion and sedimentation as part of a

Stormwater Pollution Prevention Plan (SWPPP) in accordance with the California National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges associated with construction activity

- C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

FINDING: LESS THAN SIGNIFICANT IMPACT

As previously discussed in Section VI-A.3, the project site's liquefaction and landslide potential is low. The United States Department of Agriculture Natural Resources Conservation Service indicates that Hanford sandy loam underlies the project site. This soil is not susceptible to subsidence.

- D. Would the project be located on expansive soils as defined in Table 18-1-B of the UBC (1994) creating substantial risks to life or property?**

FINDING: LESS THAN SIGNIFICANT IMPACT

The United States Department of Agriculture Natural Resources Conservation Service indicates that Hanford sandy loam underlies the project site. This soil has a low shrink-swell potential. The proposed project would implement all applicable requirements of the most recent California Building Standards Code, which provides criteria for the design of structures. Therefore, the development of the project would not expose persons or structures to hazards associated with shrinking and swelling of expansive soils. Impacts would be less than significant.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?**

FINDING: NO IMPACT

The existing facility is served by a septic system in accordance with Fresno County's Building Code and Environmental Health Department requirements. The proposed project would not require an expansion in the existing system. No impacts would occur.

VII. GREENHOUSE GAS EMISSIONS

The analysis in this section is based on the Air Quality and Greenhouse Gas Analysis Report prepared by FirstCarbon Solutions (2014) and included in its entirety as Appendix A.

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT

Section 15064.4(b) of the CEQA Guideline amendments for greenhouse gas emissions states that a lead agency may take into account the following three considerations in assessing the significance of impacts from greenhouse gas emissions.

- **Consideration #1:** *The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.*
- **Consideration #2:** *Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.*
- **Consideration #3:** *The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must include specific requirements that reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.*

The County of Fresno has not adopted its own greenhouse gas thresholds, nor has it prepared a Climate Action Plan that can be used as a basis for determining project significance. The SJVAPCD has established a menu of performance standards, some of which depend on the existence of an adopted climate action plan or the establishment of Best Performance Standards (BPS). Since neither of the above currently exists for this type of project, this analysis adopts the following alternative threshold provided by SJVAPCD's 2009 report on addressing greenhouse gas emissions under CEQA: whether the project will reduce or mitigate greenhouse gas levels by 29 percent from business-as-usual levels compared with 2005 levels (SJVAPCD 2009b). This level of greenhouse

gas reduction is based on the target established by ARB’s AB 32 Scoping Plan, approved in 2008. As mentioned in the Regulatory Environment section, this reduction level was revised in the Final Supplement to the Functional Equivalent Document, which was included in ARB’s 2011 re-approval of the Scoping Plan to reflect slower growth in emissions during the recession and lower future year projections. The new greenhouse gas reduction level for the State to reach 1990 emission levels by 2020 is now 21.7 percent from business as usual in 2020. This analysis uses the revised 21.7-percent reduction from business as usual as the basis of the threshold.

To determine significance, the analysis first will quantify project-related greenhouse gas emissions under a business-as-usual scenario, and then compare these emissions with those emissions that would occur when compliance with applicable regulatory measures is assumed. The standard and methodology is explained in further detail, below.

Construction

Greenhouse gas emissions generated during all phases of construction were combined and are shown in Table 5. The SJVAPCD does not have a recommendation for assessing the significance of construction related emissions. Any construction-related emissions would mostly occur prior to the year 2020, which is the year the State is required to reduce its greenhouse gas emissions to 1990 levels. Additionally, construction emissions would be temporary.

Table 5: Construction Greenhouse Gas Emissions

Phase	Total MTCO ₂ e per year
2015	302.07
2016	262.63
2017	56.89
2018	55.89
2019	54.89
2020	53.63
Total	786
Note: Due to rounding, total MTCO ₂ e may be marginally different from CalEEMod output. MTCO ₂ e = metric tons of carbon dioxide equivalents Source: CalEEMod output (Appendix A).	

Operation

Operational or long-term emissions occur over the life of the project. Sources of emissions may include motor vehicles and trucks, energy usage, water usage, waste generation, and area sources such as

landscaping activities. Operational GHG emissions associated with the project were estimated using CalEEMod 2013.2.2.

Business-as-Usual Operational Emissions

Operational emissions under the business-as-usual scenario were modeled using CalEEMod 2013.2.2. Modeling assumptions for the year 2005 were used to represent 2020 business as usual conditions (without the benefit of regulations adopted to reduce GHG emissions). The ARB and SJVAPCD guidance recommend using regulatory conditions in 2002–2004 in the baseline scenario to represent conditions as if regulations had not been adopted to allow the effect of projected growth on achieving reduction targets to be clearly defined. CalEEMod defaults were used for project energy usage, water usage, waste generation, and area sources (architectural coating, consumer products, and landscaping). The vehicle fleet mix was revised to reflect the employee fleet mix of light duty vehicles and the increase in heavy-duty diesel trucks. The year 2020 was chosen because it is the AB 32 target year. Results of this analysis are presented below in Table 6.

2020 Operational Emissions

Operational emissions for the year 2020 were modeled using CalEEMod. CalEEMod assumes compliance with some, but not all, applicable rules and regulations regarding energy efficiency, vehicle fuel efficiency, renewable energy usage, and other greenhouse gas reduction policies, as described in the CalEEMod User's Guide (SCAQMD 2011).

In addition to these rules and regulations, the project would incorporate the following design features that would further reduce greenhouse gas emissions:

- Compliance with 2013 Title 24 Standards (30 percent more efficient than 2008 standard)
- Compliance with California Green Building Code

Greenhouse gas reductions from some design features can be quantified in CalEEMod. Note that CalEEMod nominally treats these design elements and conditions as “mitigation measures,” despite their inclusion in the project description. Therefore, reported operational emissions are considered to represent unmitigated project conditions. Full assumptions and model outputs are provided in Appendix A. Results of this analysis are presented in Table 6.

Table 6: Project Operational Greenhouse Gases in 2020

Source	Emissions (MTCO ₂ e) per year		
	2020 Business as Usual	2020 (with Regulation)	Percent Reduction (%)
Area (Warehouse Building)	0.02	0.02	0
Energy (Warehouse Building)	450.69	296.17	34.23
Water (Warehouse Building)	21.34	16.45	22.91
Waste (Warehouse Building)	42.76	21.38	50.0
Mobile (Employees)	155.65	105.78	32.04
Mobile (Trucks)	645.82	544.89	15.63
Total	1,316.28	1,037.93	25.19
Significance Threshold			21.7
Are emissions significant?			No
Notes: MTCO ₂ e = metric tons of carbon dioxide equivalents Source of business as usual emissions: CalEEMod output for the year 2005 (Appendix A). Source of 2020 emissions: CalEEMod output for the year 2020 (Appendix A).			

As shown in Table 6, the project has a reduction of 25.19 percent from 2020 Business as Usual to the year 2020 with Regulations and Design features incorporated. This is above the 21.7-percent reduction required to exceed the amount needed to demonstrate consistency with AB 32 targets. The ARB originally identified a reduction of 29 percent from business as usual as needed to achieve AB 32 targets. The 2008 recession and slower growth in the years since 2008 have reduced the growth forecasted for 2020 and the amount needed to be reduced to achieve 1990 levels as required by AB 32. The reductions from regulatory measures alone are adequate to exceed the 21.7 percent reduction threshold. The impact is less than significant.

B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT

The County of Fresno has not adopted a GHG reduction plan. In addition, the County has not completed the greenhouse gas inventory, benchmarking, and goal-setting process required to identify a reduction target and to take advantage of the streamlining provisions contained in the CEQA Guidelines amendments adopted for SB 97. The SJVAPCD

has adopted a Climate Action Plan, but it has not developed BPS for land use projects that, if adopted, would automatically allow a project to be determined as less than significant without performing a quantitative analysis. Therefore, the SJVAPCD Climate Action Plan is not applicable to the project. Since no other local or regional Climate Action Plan is in place, the project is assessed for its consistency with ARB's adopted Scoping Plan. This is to be achieved by showing that project emissions are at least 21.7 percent lower than the business as usual scenario pursuant to SJVAPCD guidance and is consistent with the Scoping Plan.

Scoping Plan

The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing GHGs (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan calls for an “ambitious but achievable” reduction in California’s GHG emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from 2008 levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman, and child in California down to about 10 tons per person by 2020. As stated earlier, the ARB has updated its emission inventory forecasts and now estimates a reduction of 21.7 percent is required from business as usual in 2020.

The Scoping Plan contains a variety of strategies to reduce the State’s emissions. As shown in Table 7, the strategies are not applicable to the project.

Table 7: Scoping Plan Reduction Measures Consistency Analysis

Scoping Plan Reduction Measure	Consistency/Applicability Determination
1. California Cap-and-Trade Program Linked to Western Climate Initiative. Implement a broad-based California Cap-and-Trade program to provide a firm limit on emissions. Link the California cap-and-trade program with other Western Climate Initiative Partner programs to create a regional market system to achieve greater environmental and economic benefits for California. Ensure California’s program meets all applicable AB 32 requirements for market-based mechanisms.	Not applicable. Although the cap-and-trade system has begun, products or services (such as electricity) would be covered and the cost of the cap-and-trade system would be transferred to the consumers.

Table 7 (cont.): Scoping Plan Reduction Measures Consistency Analysis

Scoping Plan Reduction Measure	Consistency/Applicability Determination
<p>2. California Light-Duty Vehicle Greenhouse Gas Standards. Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.</p>	<p>Consistent. This is a statewide measure that cannot be implemented by a project applicant or lead agency. However, the standards would be applicable to the light-duty vehicles that would access the project site.</p>
<p>3. Energy Efficiency. Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.</p>	<p>Consistent. This is a measure for the State to increase its energy efficiency standards in new buildings. The project is required to build to the new standards and would increase its energy efficiency through compliance.</p>
<p>4. Renewable Portfolio Standard. Achieve 33 percent renewable energy mix statewide. Renewable energy sources include (but are not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas.</p>	<p>Consistent. This is a statewide measure that cannot be implemented by a project applicant or lead agency. PG&E obtains 19 percent of its power supply from renewable sources such as geothermal. It is required to increase this percentage to 33 percent by the year 2020 pursuant to various regulations. The project would purchase power that consists of a greater amount of renewable sources that will assist the utility in achieving the mandate.</p>
<p>5. Low Carbon Fuel Standard. Develop and adopt the Low Carbon Fuel Standard.</p>	<p>Consistent. This is a statewide measure that cannot be implemented by a project applicant or lead agency. When this measure is initiated, the standard would be applicable to the fuel used by vehicles that would access the project site.</p>
<p>6. Regional Transportation-Related Greenhouse Gas Targets. Develop regional greenhouse gas emissions reduction targets for passenger vehicles. This measure refers to SB 375.</p>	<p>Not Applicable. SB 375 has no requirements that apply to light industrial projects such as this project.</p>

Table 7 (cont.): Scoping Plan Reduction Measures Consistency Analysis

Scoping Plan Reduction Measure	Consistency/Applicability Determination
7. Vehicle Efficiency Measures. Implement light-duty vehicle efficiency measures.	Consistent. When this measure is initiated, the standards would be applicable to the light-duty vehicles that would access the project site.
8. Goods Movement. Implement adopted regulations for the use of shore power for ships at berth. Improve efficiency in goods movement activities.	Not applicable. The project does not propose any changes to maritime, rail, or intermodal facilities or forms of transportation.
9. Million Solar Roofs Program. Install 3,000 MW of solar-electric capacity under California’s existing solar programs.	Not Applicable. This measure is to increase solar throughout California, which is being done by various electricity providers and existing solar programs.
10. Medium/Heavy-Duty Vehicles. Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. This is a statewide measure that cannot be implemented by a project applicant or lead agency. The standards phase-in over model years 2014 through 2018 are applicable to the vehicles that access the project site.
11. Industrial Emissions. Require assessment of large industrial sources to determine whether individual sources within a facility can cost-effectively reduce greenhouse gas emissions and provide other pollution reduction co-benefits. Reduce greenhouse gas emissions from fugitive emissions from oil and gas extraction and gas transmission. Adopt and implement regulations to control fugitive methane emissions and reduce flaring at refineries.	Not applicable. This measure would apply to the direct greenhouse gas emissions at major industrial facilities emitting more than 500,000 MTCO ₂ e per year. Furthermore, the project is not a major industrial facility.
12. High Speed Rail. Support implementation of a high-speed rail system.	Not applicable. This is a statewide measure that cannot be implemented by a project applicant or lead agency.
13. Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Not Applicable. The project would not construct buildings subject to the standards.

Table 7 (cont.): Scoping Plan Reduction Measures Consistency Analysis

Scoping Plan Reduction Measure	Consistency/Applicability Determination
14. High Global Warming Potential Gases. Adopt measures to reduce high global warming potential gases.	Not applicable. This measure is applicable to the high global warming potential gases that would be used by sources with large equipment (such as in air conditioning and commercial refrigerators) that are not part of this industrial project.
15. Recycling and Waste. Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Not applicable. The project is an industrial facility with limited household/office waste.
16. Sustainable Forests. Preserve forest sequestration and encourage the use of forest biomass for sustainable energy generation.	Not applicable. The project site is not forested; therefore, no preservation is possible.
17. Water. Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project would comply with Green Building Code regulations and would implement required water conservation features, if any.
18. Agriculture. In the near-term, encourage investment in manure digesters and at the five-year Scoping Plan update determine if the program should be made mandatory by 2020.	Not applicable. The project site is not designated or in use for agriculture purposes. No grazing, feedlot, or other agricultural activities that generate manure occur on-site or are proposed to be implemented by the project.
Source of ARB Scoping Plan Reduction Measure: California Air Resources Board 2008. Source of Project Consistency or Applicability: FirstCarbon Solutions.	

As shown above, the project is consistent with the ARB Scoping Plan, which identified the reductions necessary to achieve the AB 32 goals. As such, the project is also consistent with AB 32. The impact would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**
- B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

- C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was reviewed by the Environmental Health Division of the Department of Community Health. The online Hazardous Materials Business Plan/CalARP (RMP) submittal and site plan shall be updated prior to occupancy. All hazardous materials shall be handled in compliance with the requirements of the California Health and Safety Code.

- D. Would the project be located on a hazardous materials site?**

FINDING: NO IMPACT

The project site is not listed on the Hazardous Waste and Substances Site List (Cortese List) which is maintained by the California Department of Toxic Substances Control. The closest site listed is the Selma Treating Company property located at 1735 Dockery Avenue, Selma, California, which is approximately 7.55 miles southwest of the project site.

- E. Would a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?**

- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?**

FINDING: NO IMPACT

The project site is not within an airport land use plan or in the vicinity of a public or private airport or airstrip. The nearest airports are the Reedley Municipal Airport, and the Reedley College Airport, 4.32 and 1.15 miles, respectively, from the project site.

- G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

FINDING: NO IMPACT

The project will not impair the implementation of or physically interfere with an adopted emergency response plan.

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

FINDING: NO IMPACT

According to County records, the project site is not located within a wildland area and is not subject to wildland fires.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?**

FINDING: LESS THAN SIGNIFICANT IMPACT

The expansion of the processing capacity of the winery is covered by Waste Discharge Requirements Order R5-2014-0045 and Cease and Desist Order No. R5-2014-0046. Current and proposed operations capture the wastewater onsite and then apply it to the winery's adjacent agricultural land. There are currently four parcels totaling approximately 156 acres of irrigated land. An additional 189 acres have been purchased or are being purchased to expand the area for land application of wastewater in the future. The discharger will use a double crop plan with field crops such as Sudan grass and winter forage to improve crop uptake of waste constituents.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?**

FINDING: LESS THAN SIGNIFICANT IMPACT

All water used by the facility is derived from on-site groundwater wells. The facility currently uses 35 to 40 million gallons of water per year. The project would require up to 7 million gallons of water per year. The facility does not have any limitations to their groundwater use from its wells. Accordingly, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?**

- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off-site?**

FINDING: LESS THAN SIGNIFICANT IMPACT

No streams or rivers were identified on the subject parcel. The applicant shall adhere to the grading and drainage requirements of the Fresno County Ordinance.

- E. Would the project create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

FINDING: LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

Development of the project would require minor grading and construction activities that would disturb more than 1 acre. During these activities, there would be the potential for surface water to carry sediment from on-site erosion and small quantities of pollutants into the stormwater system and local waterways. Small quantities of pollutants have the potential to enter the storm drainage system, thereby potentially degrading water quality.

The NPDES stormwater permitting program regulates stormwater quality from construction sites. Under the NPDES permitting program, the preparation and implementation of SWPPPs are required for construction activities that disturb more than 1 acre in area. The SWPPP must identify potential sources of pollution that are reasonably expected to affect the quality of stormwater discharges as well as identify and implement BMPs that ensure the reduction of these pollutants during stormwater discharges to the maximum extent practicable. The Applicant shall provide evidence to the County of Fresno demonstrating that the Regional Water Quality Control Board has approved the Stormwater Pollution Prevention Plan prior to issuance of the grading permit or building permit (whichever occurs first). Notes on this requirement will be included in the project staff report.

- F. Would the project otherwise substantially degrade water quality?**

FINDING: LESS THAN SIGNIFICANT IMPACT

The expansion of the processing capacity of the winery is covered by Waste Discharge Requirements Order R5-2014-0045 and Cease and Desist Order No. R5-2014-0046. The discharger has complied with

requirements of the Order to prepare and submit a work plan and time schedule for the installation and sampling of a Vadose Zone Monitoring System; a Nutrient and Wastewater Management Plan; and a Solids Management Plan. Adherence to these plans and the load limits of constituents of concern discussed in the Order will maintain the water quality above current water quality objectives so as to not unreasonably affect beneficial uses.

G. Would the project place housing within a 100-year floodplain?

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT

The project site is not located within a 100-year floodplain.

I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

J. Would the project inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT

A 1986 Friant Dam uncontrolled release resulted in the release of 3,000 cfs, with no major flooding in the area. It is expected that future failures would not expose the project to significant loss, injury, or death. The project site is not located near an inland body of water, precluding it from possibility of seiche inundation. The project site is located more than 100 miles from the Pacific Ocean, precluding it from tsunami inundation. The project is not located within an area of steep slopes, precluding it from mudflow inundation.

X. LAND USE AND PLANNING

A. Would the project physically divide an established community?

FINDING: NO IMPACT

The site will not physically divide an established community. The proposal is located in an agricultural area and is an expansion to existing operations within the footprint of the current winery facility.

- B. Would the project conflict with any land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?**

FINDING: NO IMPACT

The proposed project is an expansion of an existing winery located in the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) which is a conditionally allowed use in the Zoning Ordinance. The winery operation and application of treated wastewater to irrigate alfalfa and other crops is agricultural in nature, and therefore conditionally compatible with the Agriculture land use designation.

- C. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

FINDING: NO IMPACT

The project will not conflict with any habitat conservation plan or natural community conservation plan. The project site is located in a historically developed area which has undergone ground disturbance.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

FINDING: NO IMPACT

No mineral resource impacts were identified in the analysis. The project does not propose mineral extraction and would not result in the loss of a locally-important mineral resource recovery site.

XII. NOISE

- A. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

According to the County's Noise Ordinance, noise from construction activity is exempt from the County's noise performance standards provided that all noise producing construction activities are limited to the daytime hours between 6:00 a.m. and 9:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday and Sunday. Therefore, restrictions on the permissible hours of construction, as well as implementation of the following mitigation measures, would ensure compliance with County Construction Noise Standards (including construction BMPs and restrictions on permissible hours of construction) and would reduce potential impacts to a less than significant level.

*** Mitigation Measures**

- NOI-1 The applicant shall ensure that the construction contractor contracted to perform the work complies with all local sound control and noise level rules, regulations, and ordinances that apply to any work performed pursuant to the contract.*
- NOI-2 Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated without a muffler.*
- NOI-3 The use of loud sound signals shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel.*
- NOI-4 During all construction phases of the project, the applicant shall ensure that its construction contractor limits all on-site, noise-producing activities to the hours of 6:00 a.m. to 9:00 p.m., Monday through Friday, and to the hours of 7:00 a.m. to 5:00 p.m. on Saturday and Sunday.*
- NOI-5 The applicant shall ensure that its construction contractor implements appropriate additional noise mitigation measures, including changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, notifying the adjacent school and nearby residents in advance of construction work, and installing acoustic barriers around stationary construction noise sources if needed.*
- NOI-6 If, based on complaints from noise sensitive receivers and resulting investigations by the Department of Public Health, Environmental Health Division, it is determined the applicant is failing to adequately control noise levels occurring at the facility in compliance with the Fresno County Noise Control Ordinance Code, then the operators shall be required to provide additional mitigation measures to meet the requirements of the Fresno County Noise Ordinance.*

- B. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?**

FINDING: LESS THAN SIGNIFICANT IMPACT

Although the winery expansion will include additional equipment capable of producing noise, the project is not anticipated to produce an overall significant increase in noise or ground borne vibration levels. The workers on site should not be exposed to any severe noises in excess of current operation conditions.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?**

FINDING: LESS THAN SIGNIFICANT IMPACT

During the construction phase, it is anticipated that there will be periodic increases in ambient noise levels. However, with implementation of the mitigation measures listed in Section XII-A the proposed project will not have a significant impact on sensitive receptors in the area.

- E. If the project is located within an airport land use plan, or within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?**

- F. If the project is located within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?**

FINDING: NO IMPACT

The project site is 4.32 miles from the Reedley Municipal Airport and 1.15 miles from the Reedley College Airport. At these distances, the project would not expose people working in the area to excessive noise levels from the airstrip.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth in an area either directly or indirectly?**
- B. Would the project displace substantial numbers of existing housing?**
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?**

FINDING: NO IMPACT

The project will neither construct nor displace housing, and will not otherwise induce population growth.

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts?**

1. Fire protection

FINDING: NO IMPACT

The project was reviewed by the Fresno County Fire Protection District, who indicated that the use would be subject to a number of California Fire Code requirements, including access and availability of on-site water for fire flow. The Fire Protection District did not express any concerns related to the proposal.

2. Police protection

3. Schools

4. Parks

5. Other public facilities?

FINDING: NO IMPACT

The nature of the proposed use will not impact schools, parks or other public facilities. As an industrial property within an industrially-developed area, no impacts on provision of police services were identified.

XV. RECREATION

- A. **Would the project increase the use of existing neighborhood and regional parks?**
- B. **Would the project include recreational facilities which might have an adverse physical effect on the environment?**

FINDING: NO IMPACT

Development of the project will neither impact existing neighborhood or regional parks, nor include or require the expansion of recreational facilities.

XVI. TRANSPORTATION/CIRCULATION

- A. **Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system?**

FINDING: NO IMPACT

The proposed project is in compliance with the Transportation and Circulation Element of the Fresno County General Plan, and does not conflict with any other applicable plan, ordinance or policy.

- B. **Would the project exceed the established level of service standards?**

FINDING: LESS THAN SIGNIFICANT IMPACT

General Plan Policy TR-A.2 calls for Level of Service C on the roads near the vicinity of the project site. The Traffic Impact Analysis completed by TJKM Transportation Consultants finds that the Cumulative (2035) plus Project Conditions will result in a level of service of C or better. Therefore, the project will not conflict with established Level of Service Standards.

- C. **Would the project result in a change in air traffic patterns that results in substantial safety risks?**

FINDING: NO IMPACT

The project site is located 4.32 miles northeast of the Reedley Municipal Airport and 1.15 miles from the Reedley College Airport. In addition, the warehouse height and storage tanks would have a maximum height of 35 feet above grade pursuant to the municipal code. These characteristics preclude the possibility of the proposed project altering air traffic patterns.

D. Would the project substantially increase hazards due to design features?

FINDING: LESS THAN SIGNIFICANT IMPACT

The proposed project does not propose to alter existing roadway designs within the project area; as such, the existing roadway system has been designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features.

E. Would the project result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT

No facilities are proposed as part of the project that would change emergency access to the project site or that would affect access to nearby uses. Because no changes in emergency access or access to nearby uses would occur as a result of the project, there would be no impact associated with emergency vehicle access.

F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities?

FINDING: NO IMPACT

The project site is located in a rural area where alternative transportation is not commonly used. No new facilities are proposed that would increase hazards or create barriers for pedestrians or bicyclists. Because the project would not affect pedestrian or bicycle facilities, or the potential hazards of using such facilities, there would be no impacts associated with pedestrian and bicycle hazards.

XVII. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board?

B. Would the project require or result in the construction of new water or wastewater treatment facilities which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT

Per Section IX.A, HYDROLOGY AND WATER QUALITY, the applicant will be required to adhere to the RWQCB's Waste Discharge Requirements.

- C. Would the project require or result in the construction of new storm water drainage facilities which could cause significant environmental effects?**

FINDING: LESS THAN SIGNIFICANT IMPACT

The applicant shall submit an engineered grading and drainage plan showing how runoff generated by the proposed development and paved parking is handled without adversely impacting adjacent properties, per County Standards. The grading and drainage plan shall be reviewed and approved by the Development Engineering section.

- D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

FINDING: LESS THAN SIGNIFICANT IMPACT

Per Section IX.B, HYDROLOGY AND WATER QUALITY, additional water for the proposed project will be produced by the applicant's existing wells. No new water entitlements are proposed.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?**

FINDING: LESS THAN SIGNIFICANT IMPACT

Per Section IX.A, HYDROLOGY AND WATER QUALITY, the applicant will be required to adhere to the RWQCB's Waste Discharge Requirements.

- F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?**

FINDING: LESS THAN SIGNIFICANT IMPACT

Solid waste associated with the proposed facility expansion consists primarily of grape pomace and stems, which are removed from the site by third-party contractors for recycling. The remainder of solid waste and recycling services is provided by third party contractors.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?**

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The proposed expansion is taking place within the footprint of a historically developed winery on land that has been extensively disturbed. No sensitive habitats, species, or archeological or historical resources were identified with regards to this project. However, Mitigation Measure CUL-1 was included to address cultural resources, in the event that during grading activity, unanticipated resources are unearthed.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?**

FINDING: LESS THAN SIGNIFICANT IMPACT

The applicant will be required to adhere to the permitting requirements, and rules and regulations set forth by the Regional Water Quality Control Board and the San Joaquin Air Pollution Control District. If the applicant adheres to these requirements cumulative impacts are not expected to be significant. Projects completed in the past have implemented mitigation as necessary. Future projects would similarly be required to mitigate potential impacts. Accordingly, the project would not otherwise combine with impacts of related development to add considerably to any cumulative impacts in the region, and impacts would be considered less than significant.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?**

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposed project will neither directly nor indirectly cause substantial adverse effects on human beings. Air quality, greenhouse gases, aesthetics and/or noise are the only potential factors through which the

project could have adverse effects on human beings. However, all potential effects of the proposed project related to these factors are identified as less than significant or less than significant with the implementation of mitigation. Reasonable mitigation measures including AES-1, and NOI-1 through NOI-6 have been included to reduce any potential adverse effects on human beings.

For all other potential factors the project would have either less than significant impact or no impact.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3479, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to agricultural resources, biological resources, cultural resources, noise, land use and planning, mineral resources, population and housing, and recreation.

Potential impacts related to geology and soils, hazards and hazardous materials, public services, transportation and circulation, and utilities and service systems have been determined to be less than significant. Potential impacts to aesthetics relating to lighting and hydrologic resources relating to groundwater quality and quantity have been determined to be less than significant with the identified mitigation measures and compliance with the provisions of the California Regional Water Quality Control Board. Potential impacts related to air quality have been determined to be less than significant with compliance with the rules and regulations set forth by the San Joaquin Valley Air Pollution Control District.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California or on the County's website at <http://www.co.fresno.ca.us/departementpage.aspx?id=10542>

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3400-3499\3479\IS-CEQA\CUP3479-IS.docx