



County of Fresno

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

December 4, 2019

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7645 (Zumwalt Construction)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@fresnocountyca.gov

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3652\CUP3652 SCH Letter

Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 7645 (Zumwalt Construction on behalf of O' Neil Vintners and Distillers)
Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Reedley
Cross Streets: Northwest corner of E. Parlier and S. Lac Jack Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 46.36
Assessor's Parcel No.: 363-051-20 Section: 20 Twp.: 15S Range: 23E Base: Mt. Diablo
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:
[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres 43.36 Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Parking lot /AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District/Agriculture

Project Description: (please use a separate page if necessary)
Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".


- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 6, 2019 Ending Date January 6, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Zumwalt Construction on behalf of O'Neil Vintners</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>5520 E. Lamona</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno CA 93727</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 292-1000</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 12/03/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service
- S. J. Valley Air Pollution Control District
- Pesticide Regulation, Dept. of

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

Starting Date: December 6, 2019

Ending Date: January 6, 2020

Signature _____



Date _____

12/03/19

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: Zumwalt Construction
 Address: 5520 E. Lamona
 City/State/Zip: Fresno, CA 93727
 Phone: (559) 292-1000

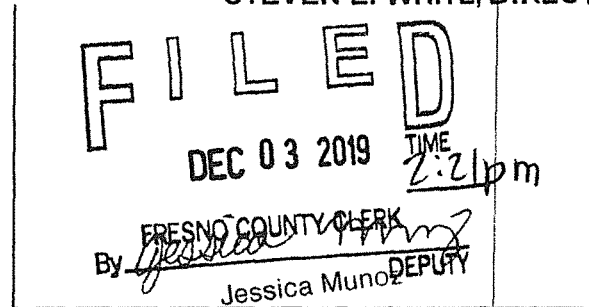
For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
 Clearance Date: _____
 Notes:



E201910000424

County of Fresno

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



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7645 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7645 and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3652** filed by **ZUMWALT CONSTRUCTION** on behalf of **O'NEIL VINTNERS AND DISTILLERS**, proposing to allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7645, and take action on Classified Conditional Use Permit Application No. 3652 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7645 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from December 6, 2019 through January 6, 2020.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7645 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

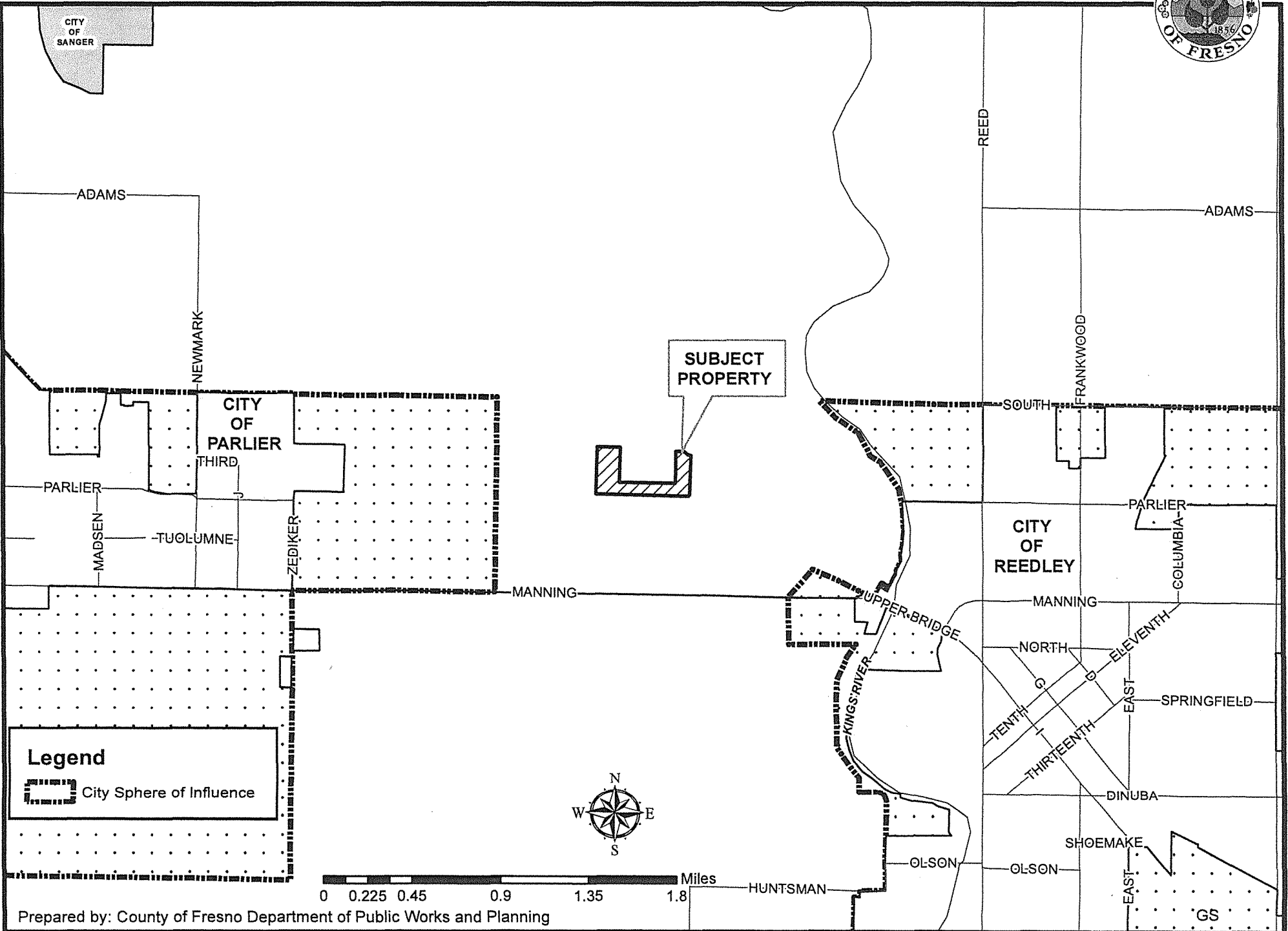
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on January 9, 2020 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: December 6, 2019

LOCATION MAP



Legend
 City Sphere of Influence

0 0.225 0.45 0.9 1.35 1.8 Miles



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study Application No. 7645 and Classified Conditional Use Permit Application No. 3652

2. Lead agency name and address:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104

3. Contact person and phone number:

Ejaz Ahmad, Planner, (559) 600-4204

4. Project location:

The project is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20).

5. Project sponsor's name and address:

Zumwalt Construction on behalf of O'Neil Vintners and Distillers
5520 E. Lamona Avenue
Fresno, CA 93728

6. General Plan designation:

Agriculture

7. Zoning:

AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project area is dominated by agricultural fields. A winery is located to the east and agricultural fields are located to the north, south and west of the project site. Other improvements are located to the northwest of the site. The Riverdale Elementary school is approximately 750 feet southeast of the project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that

includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) noted that the tribe should be informed in the unlikely event that cultural resources are identified on the property. As such, a Mitigation Measure has been incorporated in the CULTURAL ANALYSIS section of this report which requires that if cultural resources are encountered during ground disturbance, all activities shall be ceased and the proper entities (e.g., TMR) be notified.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

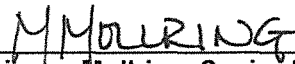
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 11-25-2019

Date: 11-27-19

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7645 and
Classified Conditional Use Permit Application No.
3652)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 3 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) 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?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) 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?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 3 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 3 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) 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- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 2 e) 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 waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For 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 or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) 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?
- 1 b) 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?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 2 c) For a project located within the vicinity of a private airstrip or 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, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1 i) Fire protection?
1 ii) Police protection?
1 iii) Schools?
1 iv) Parks?
1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 2 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- 2 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- 2 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to substantially 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, substantially 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 history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Trip Generation and Level of Service Analysis by LSA Associates, dated Oct. 23, 2019
Air Quality and Green House Gas Analysis by LSA Associates, dated November 2019

EA:ksn
G:\4360Devs&Pin\PROJSEC\PROJDOCS\CUP\3600-3699\3652\IS-CEQA\CUP 3652 IS cklist.doc



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Zumwalt Construction on behalf of O'Neil Vintners and Distillers
- APPLICATION NOS.: Initial Study Application No. 7645 and Classified Conditional Use Permit Application No. 3652
- DESCRIPTION: Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The project is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project site is partially improved with parking and a storage yard for an existing winery. The winery is located to the east and active farmlands are located to the north, south and west of the site. Parlier Avenue and Lac Jac Avenue that front the property are not identified as scenic drives in the County General Plan and no scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings exist on or near the site. The project will have no impact on scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal entails expansion and renovation of an existing parking lot, installation of carports with roof-mounted solar panels, and construction of a new 6,952 square-foot office building on a 2.87-acre portion of a 43.36-acre parcel.

The project area is dominated by agricultural fields. A winery is located to the east and agricultural fields are located to the north, south and west of the project site. Other improvements are located to the northwest of the site. Besides the 2.87-acre portion of the project site to be used by the subject proposal, the remainder 40.49 acres will remain in agricultural production. The Riverdale Elementary school is approximately 750 feet southeast of the project site.

The proposed office building and carport structures with solar panels would change the visual appearance of the project site. Given the proposed improvements would be similar in design and material, and lower in height than the existing improvements for the winery, the project will have a less than significant visual impact on the surrounding area.

- D. 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 require outdoor lighting around the proposed office building and expanded parking area. To address any potential impacts resulting from new sources of lighting, the project will require adherence to the following Mitigation Measure.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or

B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The subject parcel is classified as Urban and Built-Up Land in the 2016 Fresno County Important Farmland Map and is not enrolled in a Williamson Act Program.

C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or

D. Result in the loss of forest land or conversion of forest land to non-forest use; or

E. 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 forestland to non-forest use?

FINDING: NO IMPACT:

The project is not in conflict with the existing AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) zoning on the property. The project site is not an active forest land nor supports trees that may be commercially harvested. The project area is dominated by agricultural fields and improvements related to a winery. The project is appropriately allowed for an agricultural zone and its development will not bring any significant physical changes to the area.

The Fresno County Agricultural Commissioner's Office reviewed the proposal and expressed no concerns with the project.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality and Greenhouse Gas Analysis, completed for the project by LSA Associates, dated November 2019 was provided to the San Joaquin Valley Air Pollution

Control District (SJVAPCD) along with the project information for review and comments. No concerns were expressed by that agency.

Per the Air Quality and Greenhouse Gas Impact Analysis, construction and operations of the project would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). Project operations would generate air pollutant emissions from mobile sources (automobile activity from employees) and area sources (incidental activities related to facility maintenance). Criteria and Greenhouse Gas (GHG) emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Analysis, the short-term construction emissions associated with the project would be below SJVAPCD thresholds for ROG, NO_x, CO, SO_x, PM_{2.5}, or PM₁₀ emissions. In addition to the construction period thresholds of significance, SJVAPCD has implemented Regulation VIII measures for dust control during construction which is intended to reduce the amount of PM₁₀ emissions during the construction period. Compliance with SJVAPCD's Regulation VIII would further reduce the short-term construction period air quality impacts. As such, construction emissions associated with the project would be less than significant.

The Long-Term Operational Emissions are associated with mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment). Per the Air Quality and Greenhouse Gas Analysis, emission estimates for operation of the project calculated using CalEEMod shows that the total project operation emissions would not exceed the significant criteria for annual ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} emissions; therefore, the proposed project would have a less than significant effect on regional air quality.

- B. 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 project area is located within the San Joaquin Valley Air Basin (SJVAB), which is included among the eight counties that comprise the San Joaquin Valley Air Pollution Control District. Under the provisions of the U.S. Clean Air Act, the attainment status of SJVAB with respect to national and state ambient air quality standards has been classified as non-attainment/extreme, non-attainment/severe, non-attainment, attainment/unclassified, or attainment for various criteria pollutants which includes O₃, PM₁₀, PM_{2.5}, CO, NO₂, SO₂, lead and others.

Per the Air Quality and Greenhouse Gas Impact Analysis, the project does not pose a substantial increase to basin emissions. As the project would generate less than

significant project-related construction and operational impacts to criteria air pollutants, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is a in nonattainment under applicable federal or state Ambient Air Quality Standards (AAQS).

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptors are defined as residential dwelling units, schools, daycare centers, nursing homes, and medical centers. The closest sensitive receptor, Riverview Elementary School, is located approximately 750 feet southeast of the project site.

Per the Air Quality and Greenhouse Gas Analysis, construction activities associated with the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants associated with the use of construction equipment. However, construction contractors would be required to implement measures to reduce or eliminate emissions by following the Regulation VIII, Fugitive PM10 Prohibitions. Project construction emissions would be well below SJVAPCD's significance thresholds. Additionally, the project after construction would not be a significant source of long-term operational emissions. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

Per the Air Quality and Greenhouse Gas Analysis, the San Joaquin Valley Air Pollution Control District (SJVAPCD) addresses odor criteria within the GAMAQI. The District has not established a rule or standard regarding odor emissions; rather, the District has a nuisance rule which states that any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed project would not include any activities or operations that would generate objectionable odors, and once operational, the project would not be a source of odors. Therefore, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

The project site consists of a 2.87-acre portion of a 46.36-acre parcel which has been partially developed with parking for an existing winery. The northern portion of the site is developed with a materials storage yard, while the easterly portion of the site which lies between the parking and the winery to the east is fallow. This fallow land and the storage yard will be cleared to accommodate additional parking, carport structures with roof-mounted solar panels, an office building and access drive off Lac Jac Avenue. The site and the neighboring parcels have also been pre-disturbed with farming operations and farm-related improvements and as such do not provide habitat for state or federally-listed species. Additionally, the site does not contain any riparian features or wetlands or waters under the jurisdiction of the United States.

The project application was routed to the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for review and comments. No concerns were expressed by either agency.

- D. 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:

No wildlife or fish movement features (e.g., waterways, arroyos, ridgelines) or any wildlife nursery sites are present on or near the project site to be impacted by the subject proposal.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project site contains no trees and therefore is not subject to the County tree preservation policy or ordinance. No other similar ordinances or policies apply to the site.

- F. 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 project site is not within the boundaries of a Habitat Conservation Plan or Natural Community Conservation Plan. The project will not conflict with the provisions of such a Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources; however, the possibility of discovery remains. As such, the following Mitigation Measure has been incorporated to address cultural resources if resources are identified during ground-disturbing activities.

* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project is unlikely to result in potentially-significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. To minimize the potential for wasteful or inefficient consumption of energy resources, the project will require adherence to the following Mitigation Measure.

* **Mitigation Measure**

1. *The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.*

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; or
 2. Strong seismic ground shaking; or
 3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report relating to probabilistic seismic hazards, the project site is within an area of peak horizontal ground acceleration of 0 to 20 percent. Any impact resulting from seismic activity would be less than significant.

4. Landslides?

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in any identified landslide hazard area.

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Some soil erosion or loss of top soil may result due to the site grading to accommodate parking and building pad. The impact would be less than significant in that the project would require approval of an Engineered Grading and Drainage Plan and County-approved grading permit prior to all grading activities.

- C. 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- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

Per Figure 9-6 of Fresno County General Plan Background Report, the project site is not in an area at risk of landslides. Also, the project involves no underground materials movement and therefore poses no risks related to subsidence.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not located in an area where the soils exhibit moderately-high to high expansion potential. However, the project development will implement all applicable requirements of the most recent California Building Standards Code and will consider any potential hazards associated with shrinking and swelling of expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Department of Public Health, Environmental Health Division, a sewage disposal system shall be installed for the office building under permit and inspection by the Department of Public Works and Planning, Building and Safety Section. Also, the location of the onsite sewage disposal area shall be identified and cordoned off to prevent traffic from driving over, causing damage and possible failure of the septic system. These requirements will be included as Project Notes.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is not in an area highly or moderately sensitive to archeological resources. However, in the unlikely event of paleontological or archaeological materials being exposed during ground-disturbance activities related to the project,

implementation of the Mitigation Measure identified above in Section V. CULTURAL RESOURCES will reduce impact to less than significant.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO₂) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD's methodology for assessing a project's significance for GHGs under CEQA.

Construction and operational activities associated with the proposed project would generate greenhouse gas (GHG) emissions. In the Air Quality and Greenhouse Gas Analysis, completed by LSA Associates and dated November 2019, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Analysis, the San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction-related GHG emissions. Using CalEEMod, construction of the proposed project would generate an approximately 274.9 metric tons of CO₂e. When considered over the 30-year life of the project, the total amortized construction emissions for the proposed project would be 9.2 metric tons of CO₂e per year.

Regarding operation-related GHG emissions, long-term GHG emissions are typically generated from mobile sources (vehicle trips), area sources (maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, and waste sources (land filling and waste disposal). Per the Air Quality and Greenhouse Gas Analysis, the project would generate 102.6 metric tons of CO₂e per year. In comparison of the estimated CO₂e per year from the project's operational activities under BAU Conditions (2005) and project opening year (2020), the project's estimated annual GHG emissions are approximately 207.6 metric tons of CO₂e under BAU (Business As Usual) Conditions (2005) and 102.6 metric tons of CO₂e in 2020 for project operations. This represents a 51 percent decrease in emissions, which meets

the San Joaquin Valley Air Pollution Control District (SJVAPCD) reduction criteria of 29 percent reduction from BAU. Therefore, the project would not result in emissions exceeding the SJVAPCD criteria for GHG emissions.

Additionally, the project would implement several measures required by State regulations to reduce GHG emissions. The Pavley standards (Phase II) will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. The California Green Building Code Standards reduce GHGs by including a variety of different measures, including reduction of construction waste, wastewater, water use, and building energy use. The 2019 Building Energy Efficiency Standards, effective January 1, 2020, will reduce energy use by 20 percent compared to the 2016 standards. The Renewable Portfolio Standard requires electricity purchased for use at the project site to be composed of at least 33 percent renewable energy by 2020. The Water Efficient Landscape Ordinance will reduce outdoor water use by 20 percent, and the CalRecycle Waste Diversion and Recycling Mandate will reduce solid waste production by 25 percent.

Implementation of these measures is expected to allow the State to achieve AB 32 emission targets by 2020. As no additional measures are required from the project beyond those already established by the State to achieve the AB 32 target, the BAU analysis shows that the project would achieve the reductions required by regulations to meet the AB 32 target and demonstrates that the project GHG emissions would be less than significant.

- B. 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 project will be subject to regulations developed under AB (Assembly Bill) 32 and SB (Senate Bill) 32 as determined by CARB (California Air Resources Board). SB 32 focuses on reducing GHGs at least 40 percent below 1990 levels by 2030. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. Per the analysis contained in the Air Quality and Greenhouse Gas Analysis completed by LSA Associates, dated November 2019, the project is consistent with the strategies contained in the Scoping Plan.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or

- B. 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; or
- C. 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 Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires that within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan and site map: 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. Additionally, all hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, and an Underground Storage Tank Removal Permit shall be obtained to remove any underground storage tank. Furthermore, should the demolition of the existing structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures, and if asbestos-containing materials are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted. Likewise, if the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9, State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) shall be contacted. Any construction materials deemed hazardous as identified in the demolition process shall be disposed of in accordance with current federal, state, and local requirements. These requirements will be included as Project Notes.

The project site is located approximately 750 feet northwest of Riverview Elementary School. Construction or operations of the proposed office building with related improvements does not involve handling of hazardous materials which could potentially impact school facilities.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. The project will not create hazard to public or the environment.

- E. For 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 or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not within an Airport Land Use Plan area. The nearest, small (2000 feet long, 75 feet wide) Kings River Community College Airport is located approximately 1.2 miles east of the project site. Due to the distance and infrequent use, the airport poses a less than significant safety hazard for people working on the project site.

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Reedley Municipal Airport, is approximately 4.1 miles southwest of the project site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is not within a State Responsibility Area for wildland fire. The project will not expose persons or structures to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS concerning waste discharge requirements.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following to be incorporated as Project Notes: 1) in an effort to protect groundwater, all abandoned water wells on the parcel shall be

properly destroyed by an appropriately-licensed contractor; 2) prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; 3) should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction; and 4) the "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and expressed no concerns with the project.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will connect to the existing well(s) on the winery site.

The State Water Resources Control Board Division of Drinking Water (SWRCB-DDW) reviewed the proposal and stated that the winery is a regulated public water system, operating under a water supply permit issued by SWRCB-DDW. The addition of a new office will not alter the use of water or change the classification of the water system.

The project site is not located in a low-water area of Fresno County. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water availability or sustainability for the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the United States Geological Survey Quad Maps, no natural drainage channels run adjacent to or through the project site.

The project will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface runoff with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. As noted above, a grading permit will be required for any site grading related to the project.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not located in a 100-Year Flood Inundation Area and is not subject to flooding from the 100-year storm per the Federal Emergency Management Agency (FEMA) FIRM Panel 2680 H.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan. Per the State Water Resources Control Board, Division of Drinking Water there is no Water Quality Control Plan for Fresno County. The project is located within the Central Kings Groundwater Sustainability Area (GSA) and was routed to the Consolidated Irrigation District for review and comments. No concerns were expressed by that agency.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide a community. The nearest city, City of Reedley, is approximately 1.2 miles east of the project site.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Agriculture in the Fresno County General Plan and is outside of the Sphere of Influence (SOI) of a city. As such, the subject proposal will not

conflict with any land use plan, policy, or regulation of an agency with jurisdiction (other than County) over the project.

The County General Plan allows the subject proposal in an agriculturally-zoned area by discretionary land use approval provided the proposal meets applicable General Plan policies.

General Plan Policy LU-A.3 is met in that the project will provide additional parking and office space for the existing employees of a winery; the project site is not prime farmland and is classified as Urban and Built-Up Land in 2016 Fresno County Important Farmland Map; the project will utilize minimal groundwater; and the nearest City of Parlier and City of Reedley are able to provide adequate workforce. The project also meets General Plan Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14 in that the project is a compatible use pursuant to Policy LU-A.3 and the project site will remain separated from surrounding farming operations by existing roadways. General Plan Policy PF-C.17 and Policy PF-D.6 are met in that the project will have sustainable groundwater supply with no impact to surrounding parcels and will utilize individual sewage disposal systems, as no community sewer system is available in the area to serve the property.

XII. MINERAL RESOURCES

Would the project:

- A. 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; or
- B. 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:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is not located within a mineral-producing area of the County. No impact would occur.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and stated that construction of the project has the potential to expose nearby residents to short-term elevated noise levels. A Project Note would require that noise related to construction shall adhere to the Fresno County Noise Ordinance.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Fresno County Fire Protection District (CalFire) review of the proposal, the project shall: 1) comply with the California Code of Regulations Title 24 – Fire Code, requiring approval of County-approved site plans by the Fire District prior to issuance of building permits by the County; and 2) annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes

2. Police protection; or
3. Schools; or
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in the need for additional public services related to police protection, schools, or parks. No other public facilities will be required.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project involves no residential development which may increase demand for neighborhood and regional parks or other recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the subject proposal and required preparation of a Trip Generation and Level of Service Analysis (TGLSA) for the project. The TGLSA prepared by LSA Associates and dated October 23, 2019 identified the trip generation of the project and determined whether the project would result in a significant traffic impact.

Per the TGLSA, the proposed project could generate 81 average daily trips (ADT), including 27 inbound trips in the a.m. peak hour and 27 outbound trips in the p.m. peak hour, during typical day-to-day operations. As the project could generate 10 or more peak-hour trips to the adjacent intersections, an operational analysis was conducted to

identify the LOS (Level of Service) at Lac Jac Avenue/Parlier Avenue and Lac Jac Avenue/Manning Avenue under existing and cumulative (year 2035) baseline and plus project conditions. In order to do that, the existing and cumulative baseline traffic volumes were obtained from the Traffic Impact Analysis Report prepared for the existing facility by TJKM Transportation Consultants on December 2014. Per the TGLSA, from the time of the existing traffic counts from the TIS conducted in October 2014, no development or traffic volume growth has occurred within the project vicinity. Therefore, the existing traffic volumes are representative of current (2019) conditions and were considered appropriate for the TGLSA. The project trips were added to the existing and cumulative baseline traffic volumes at Lac Jac Avenue/Parlier Avenue and Lac Jac Avenue/ Manning Avenue based on the trip distribution percentages described above. Per the TGLSA conclusion, based on the proposed project operations, trip generation, and LOS analysis, the project would result in a less than significant impact at the adjacent intersections.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning reviewed the Trip Generation and Level of Service Analysis prepared for the project and expressed no concerns with traffic analysis relating to CEQA Guidelines Section 15064.3, subdivision (b).

The project entails expansion of an existing parking lot currently being utilized by employees of an existing winery near the project site. Both the additional parking and the new office building will house the existing employees that currently work at the winery. There will be no increase in traffic by this project. As the distance travelled by workers to the facility for work will not change, no transportation impact would result from vehicle miles travelled by workers. The project is consistent with CEQA Guidelines Section 15064.3, subdivision (b).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project design would result in no change to the existing roadway designs within the project area, which were designed in accordance with Fresno County roadway standards to avoid roadway hazards and other traffic-related hazardous features.

Per the Fresno County Road Maintenance and Operations Division review of the proposal, a Project Note would require that an encroachment permit shall be obtained prior to any work being performed in the County road right-of-way.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site gains access off Parlier Avenue. Access to the site will not be changed to accommodate the proposal. Likewise, the project will not change any emergency access to the site or affect access to the nearby winery. Further review of emergency access will occur at the time the project is reviewed by the Fresno County Fire Protection District prior to the issuance of building permits.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area designated as highly or moderately sensitive for archeological resources. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) noted that the tribe should be informed in the unlikely event that cultural resources are identified on the property. As such, a Mitigation Measure has been included above in Section V. CULTURAL ANALYSIS which requires that if cultural resources are encountered during ground disturbance, all activities shall be ceased, and the proper entities shall be notified.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS. The project will not result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section X. B. HYDROLOGY AND WATER QUALITY.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project operations will generate small amounts of solid waste going into a local land fill site through regular trash collection service. The impact would be less than significant.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is not located in or near a State Responsibility Area for wildfire. See discussion above in Section XV. A. 1. PUBLIC SERVICES.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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 history or prehistory; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will have no impact on biological resources. Impacts on cultural resources have been reduced to a less than significant level with a Mitigation Measure incorporated above in Section V.A.B.C.D. CULTURAL RESOURCES.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts were identified in the analysis other than Aesthetics, Cultural Resources and Energy. These impacts will be addressed with the Mitigation Measures discussed above in Section I. D., Section V. A. B. C. D., and Section VI. A. B.

C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study No. 7645 prepared for Conditional Use Permit Application No. 3652, 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 biological resources, agriculture and forestry resources, mineral resources, population and housing, and recreation.

Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems, or wildfire have been determined to be less than significant.

Potential impacts to aesthetics, cultural resources and energy have been determined to be less than significant with the identified Mitigation Measures.

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 southwest corner of Tulare and "M" Streets, Fresno, California.

EA:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3600-3699\3652\IS-CEQA\CUP 3652 IS wu.doc

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7645	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Zumwalt Construction on behalf of O'Neil Vintners and Distillers	Project Title: Classified Conditional Use Permit Application No. 3652		
Project Description: Allow a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and new carport structures with roof-mounted solar panels on a 2.87-acre portion of a 46.36-acre parcel for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Parlier and S. Lac Jac Avenues, approximately 1.2 miles west of the nearest city limits of the City of Reedley (8435 S. Lac Jac Ave., Parlier) (SUP. DIST.: 4) (APN No. 363-051-20).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7645) prepared for Classified Conditional Use Permit Application No. 3652, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, agriculture and forestry resources, mineral resources, population and housing, or recreation. Potential impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems, or wildfire have been determined to be less than significant. Potential impacts related to aesthetics, cultural resources and energy have been determined to be less than significant with the included Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – December 6, 2019		Review Date Deadline: Planning Commission – January 9, 2020	
Date: December 3, 2019	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7645
Classified Conditional Use Permit Application No. 3652**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted
*3.	Energy	The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.	Applicant	Applicant/PW&P	As noted

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.




County of Fresno

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

DATE: June 5, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Fred Rinder
U.S. Fish and Wildlife Service, Attn: Sarah Yates
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Consolidated Irrigation District, Attn: Phil Desatoff
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7645 and Classified Conditional Use Permit Application No. 3652

APPLICANT: Zumwalt Construction

DUE DATE: June 19, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow office addition, parking lot renovation, parking lot expansion, and roof-mounted solar panels for an existing winery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **June 19, 2019**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Thomas Kobayashi, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email TKobayashi@FresnoCountyCA.gov.

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3652\ROUTING\CUP 3652 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 05/31/19

CUP 3652

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

PROPOSED NEW OFFICE BLDG.
TO SERVE EXISTING WINERY.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: WEST side of LAC JAC
between and
Street address: 8435 S. LAC JAC AVENUE

APN: 363-051-20 Parcel size: 46.36 ACRES Section(s)-Twp/Rg: S 20 - T 15 S/R 23 E

ADDITIONAL APN(s):

I, Ian Robertson (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

O'NEILL VINTNERS & DISTILLERS 8418 S. LAC JAC AVENUE FRESNO, CA 93748 (559) 638-3544

Owner (Print or Type) Address City Zip Phone
ZUMWALT CONST. 5520 E. LAMONA FRESNO, CA 93727 (559) 292-1000

Applicant (Print or Type) Address City Zip Phone
IT ARCHITECTURE (IAN ROBERTSON) 1465 N. VAN NESS AVE. FRESNO, CA. 93728 (559) 442-4642

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: iane.itarchinc.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3652 Fee: \$ 4,564.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 7645 Fee: \$ 3,901.00
Ag Department Review: Fee: \$ 93.00
Health Department Review: Fee: \$ 992.00
Received By: Invoice No.: TOTAL: \$ 9,555.00

UTILITIES AVAILABLE:

WATER: Yes [X] No []
Agency: PRIVATE WELL
SEWER: Yes [X] No []
Agency: PRIVATE SEPTIC

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T - S/R - E

Related Application(s): N/A

APN # - - -

Zone District: AE-20

APN # - - -

Parcel Size: 46.36 acres

APN # - - -

APN # - - -

over.....



Development Mail to!

Services Brent Looney
Division 555 W. Shaw Ave
Suite B-3
Fresno, CA 93704

Pre-Application Review

Department of Public Works and Planning

NUMBER: 29925 89326
APPLICANT: Brent Looney
PHONE: (559)779-1886

PROPERTY LOCATION: 8463 S. Lac Jac Avenue
APN: 363 - 051 - 20 ALCC: No Yes # VIOLATION NO.
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/4 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: Lot of Rec. Map; () On '72 rolls; () Other ; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: Kings Canyon Unified PERMIT JACKET: No Yes
FMFCD FEE AREA: Outside () District No.: FLOOD PRONE: No Yes
PROPOSAL Pre-Application for a Conditional Use Permit to allow administrative offices as a value added facility for an existing winery located on a parcel across the street from the subject parcel. (O'Neill Vintners & Distillers)

COMMENTS: No Charge, Pre-App - Tim. 11/8/2017
ORD. SECTION(S): 816.3.A & 855-N.32 BY: Tawanda Mtunga DATE: 11/8/2017

GENERAL PLAN POLICIES:
LAND USE DESIGNATION: AGRICULTURE () GPA: () MINOR VA:
COMMUNITY PLAN: () JAA: () JHD: \$ 912.00
REGIONAL PLAN: () CUP: \$ 4519.00 () JAG COMM: \$ 93.00
SPECIFIC PLAN: () JRA: () ALCC:
SPECIAL POLICIES: () VA: () IS/PER*: \$ 3,901.00
SPHERE OF INFLUENCE: () AT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): () JT: () Other:

PROCEDURES AND FEES:
Filing Fee: \$ 9,555.00
Pre-Application Fee: -\$247.00
Total County Filing Fee: \$ 9,555.00

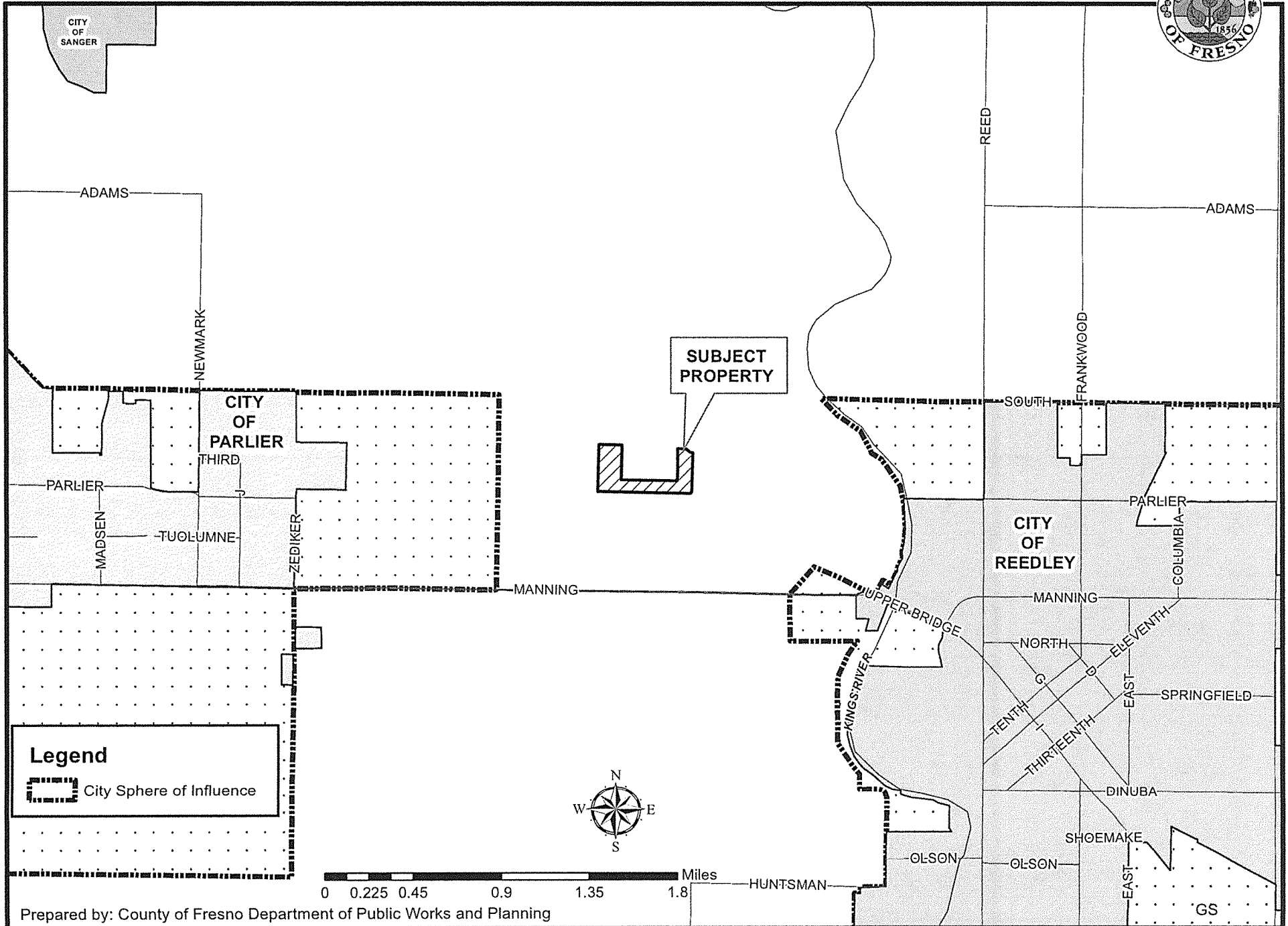
FILING REQUIREMENTS:
 Land Use Applications and Fees
 This Pre-Application Review form
 Copy of Deed / Legal Description
 Photographs
 Letter Verifying Deed Review
 IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
 Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
 Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
 Project Description / Operational Statement (Typed)
 Statement of Variance Findings
 Statement of Intended Use (ALCC)
 Dependency Relationship Statement
 Resolution/Letter of Release from City of
Referral Letter #

BY: [Signature] EJAZ ANMAD DATE: 12/21/17
PHONE NUMBER: (559) 600-4204

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
() COVENANT () SITE PLAN REVIEW
() MAP CERTIFICATE () BUILDING PLANS
() PARCEL MAP () BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES () SCHOOL FEES
() ALUC or ALCC () OTHER (see reverse side)

LOCATION MAP



Legend
City Sphere of Influence



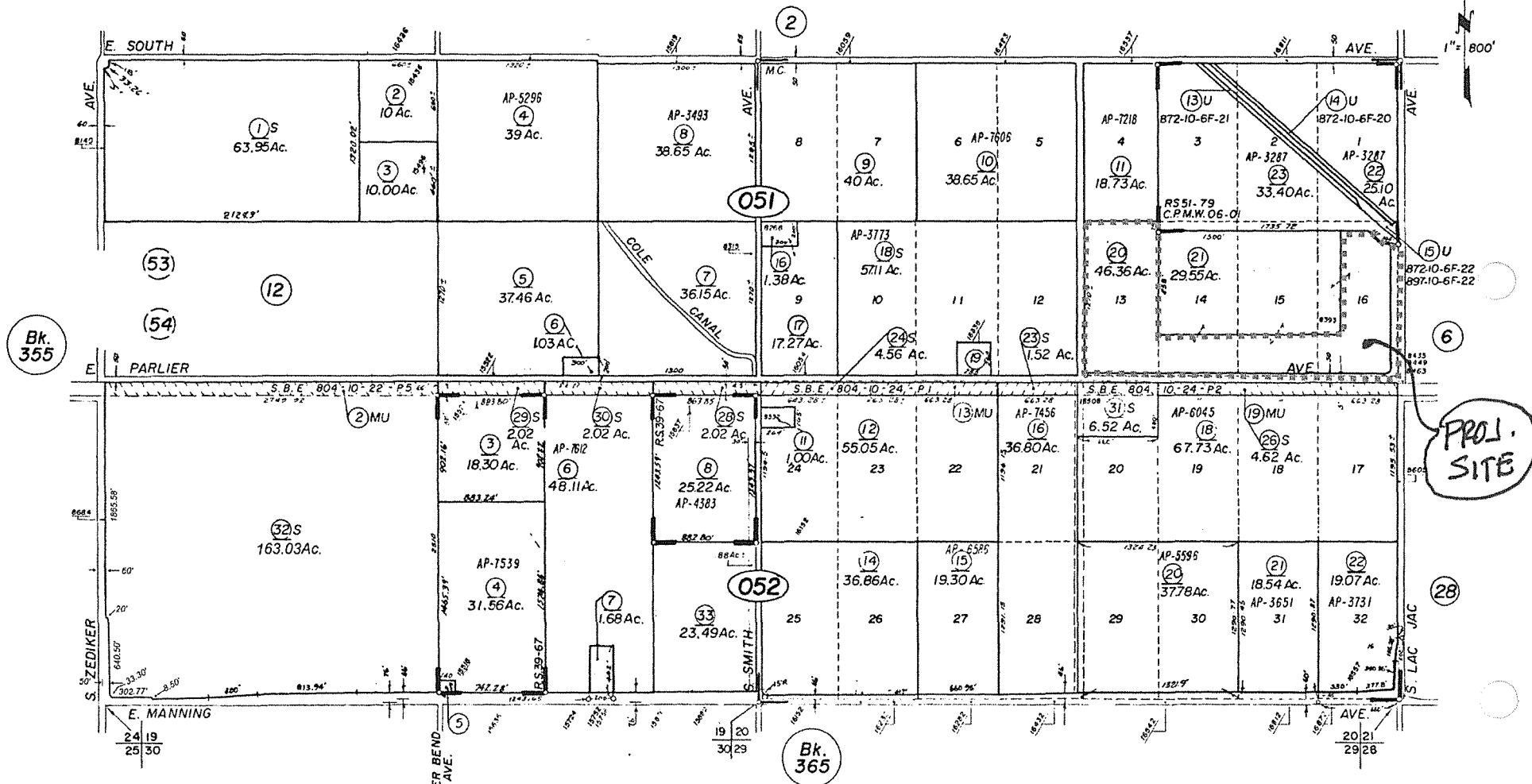
0 0.225 0.45 0.9 1.35 1.8 Miles

SEC 'S. 19 & 20, T.15 S., R.23 E. M. D. B. & M.

Tax Area
156-002
169-014
169-015

363-05

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Mac Donough Colony-Plat Bk. 4, Pg. 75
Certificate of Parcel Map Waiver No. 06-01, Doc. 39996, 2-26-07
Record of Survey - Bk. 39, Pg. 67
Record of Survey - Bk. 51, Pg. 79

Assessor's Map Bk. 363 - Pg. 05
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



November 4, 2019

PROJECT DESCRIPTION and OPERATIONS STATEMENT
O'Neill Vintners & Distillers
Proposed Structures and Site Development
8435 South Lac Jac Avenue
Parlier, California

1. Nature of the Operation:

The Facility:

O'Neill Vintners & Distillers produce wine and spirits for wholesale. The proposed CUP includes an Administrative Office addition as well as parking lot renovation/expansion and solar. The area of improvement is on a parcel of approximately 46.36 acres of mostly farm land.

The Property:

This project is located at 843 South Lac Jac Avenue, California. The current land use data is as follows:

- APN # 363-051-20
- Zoning: AE-20 Ag exclusive
- Land Use: AG

The Project:

New 6,952 square foot Business Office with renovation to the existing parking lot along with an additional .51 acres for new parking. Solar carport type structures will also be added to the existing parking lot and parking lot extension.

2. Operational Time Limits:

The main facility is a year-round operation. The Proposed Facilities hours of operation will be Monday through Friday from 8:00 am to 5:00 pm for a total of 9 hours per day.

3. Number of Customers or Visitors:

The average number of customers/visitors is 5-10 a week during business hours.

4. Employees and Staff:

The entire facility has approximately 180 full-time employees and 60 seasonal employees. Seasonal employees generally work from August through September. The new office building will house existing employees; no increase in staff is anticipated.

5. Service and Delivery Vehicles:

Deliveries to the proposed Office Buildings shall be via small trucks and vehicles under 2-tons in size.

6. Access to the Site:
Access to the proposed facilities shall be via existing drive approaches off Lac Jac and East Parlier Avenue.
7. Number of Parking Spaces for employees, customers, and service/delivery trucks:
A total of 203 stalls will be provided, 200 standard + 3 ADA stalls.
The Parking areas are proposed to be Asphaltic Concrete over base rock.
8. Any goods sold on site? If so, are they grown or produced on-site or at another location?
No goods sold on site.
9. Special equipment being used?
No.
10. Supplies or materials being used:
No supplies or materials above that which is normally used in typical office type businesses are anticipated.
11. Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor?
No.
12. List any solid or liquid wastes to be produced: Volume? How is it stored? How is it hauled and disposed? How often?
O'Neill's handles their own solid waste (private hauler).
13. Estimate volume of water to be used (gallons per day): Source?
N/A all water comes from on-site well.
14. Describe any proposed advertising including size, appearance, and placement.
N/A.
15. Will existing buildings be used or will new buildings be constructed:
The Proposed Office buildings will be stud and stucco, slab-on-grade construction. Solar is proposed to be mounted on raised canopies over the parking area.
16. Explain which building or what portion of the buildings will be used in the operation:
The proposed building will be used as an Administrative Office.
17. Will any outdoor lighting or an outdoor sound amplification system be used?
Outdoor lighting will be added to comply with code requirements.
No sound amplification system will be used.
18. Landscaping or fencing proposed?
Landscaping is being proposed and will be submitted when requested.

Please see Sheet A-0.1 for fencing locations.

19. Any other information that will provide a clear understanding of the project or operation:

No.

20. Identify all Owners, Officers and/or Board Members for each application submitted:

Jeff O'Neill - Owner/ President

Matthew Towers - Chief Operating Officer

It is our hope that all parties involved will view the proposed project favorably. Should you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,

Matthew S. Towers

Matthew Towers



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
IS No.	<u>1645</u>
Project No(s).	<u>CUP 3652</u>
Application Rec'd.	<u>May 29, 2019</u>

GENERAL INFORMATION

1. Property Owner: ON ELL VINTNERS & DISTILLERS Phone/Fax: 559-638-3544

Mailing Address: 8418 S. LAC JAC AVE., PARLIER, CA. 93648
Street City State/Zip

2. Applicant: (SAME AS ABOVE) Phone/Fax: _____

Mailing Address: _____
Street City State/Zip

3. Representative: IT ARCHITECTURE Phone/Fax: 559-442-4642

Mailing Address: 1465 N. VAN NESS AVE. FRESNO, CA. 93728
Street City State/Zip

4. Proposed Project: NEW ADMINISTRATION BLDG'S, PARKING LOT RENOVATION AND SOLAR CAR PORTS

5. Project Location: 8418 E. LAC JAC AVE, PARLIER, CA 93648

6. Project Address: SAME AS ABOVE

7. Section/Township/Range: / / 8. Parcel Size: 43.6 ACRES

9. Assessor's Parcel No. 363-051-20 OVER.....

10. Land Conservation Contract No. (If applicable): _____

11. What other agencies will you need to get permits or authorization from:

_____ LAFCo (annexation or extension of services)	_____ SJVUAPCD (Air Pollution Control District)
_____ CALTRANS	_____ Reclamation Board
_____ Division of Aeronautics	_____ Department of Energy
_____ Water Quality Control Board	_____ Airport Land Use Commission
_____ Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: _____

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

15. Present land use: UNDEVELOPED/PARTIALLY DEVELOPED LAND
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover: NONE

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: AG

South: AG

East: ONEILL'S DISTRICT

West: AG

17. What land use(s) in the area may be impacted by your Project?: NONE

18. What land use(s) in the area may impact your project?: NONE

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No

B. Daily traffic generation:

I. Residential - Number of Units _____
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees 180
Number of Salesmen
Number of Delivery Trucks _____
Total Square Footage of Building 6,952 x 2 = 13,904

III. Describe and quantify other traffic generation activities: _____

20. Describe any source(s) of noise from your project that may affect the surrounding area: NONE

21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: I.D.S. (VEHICLES)

23. Proposed source of water:
 private well
 community system³---name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: _____
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: _____
27. Anticipated type(s) of liquid waste: _____
28. Anticipated type(s) of hazardous wastes²: NONE
29. Anticipated volume of hazardous wastes²: NONE
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: HUMAN
32. Anticipated amount of solid waste (tons or cubic yards per day): OFFICE USE
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: GET PRIVATE HAULER
35. Fire protection district(s) serving this area: CAL-FIRE
36. Has a previous application been processed on this site? If so, list title and date: CUP 3479
± 8/24/2014
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

[Signature]
 SIGNATURE

5/23/19
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE


State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

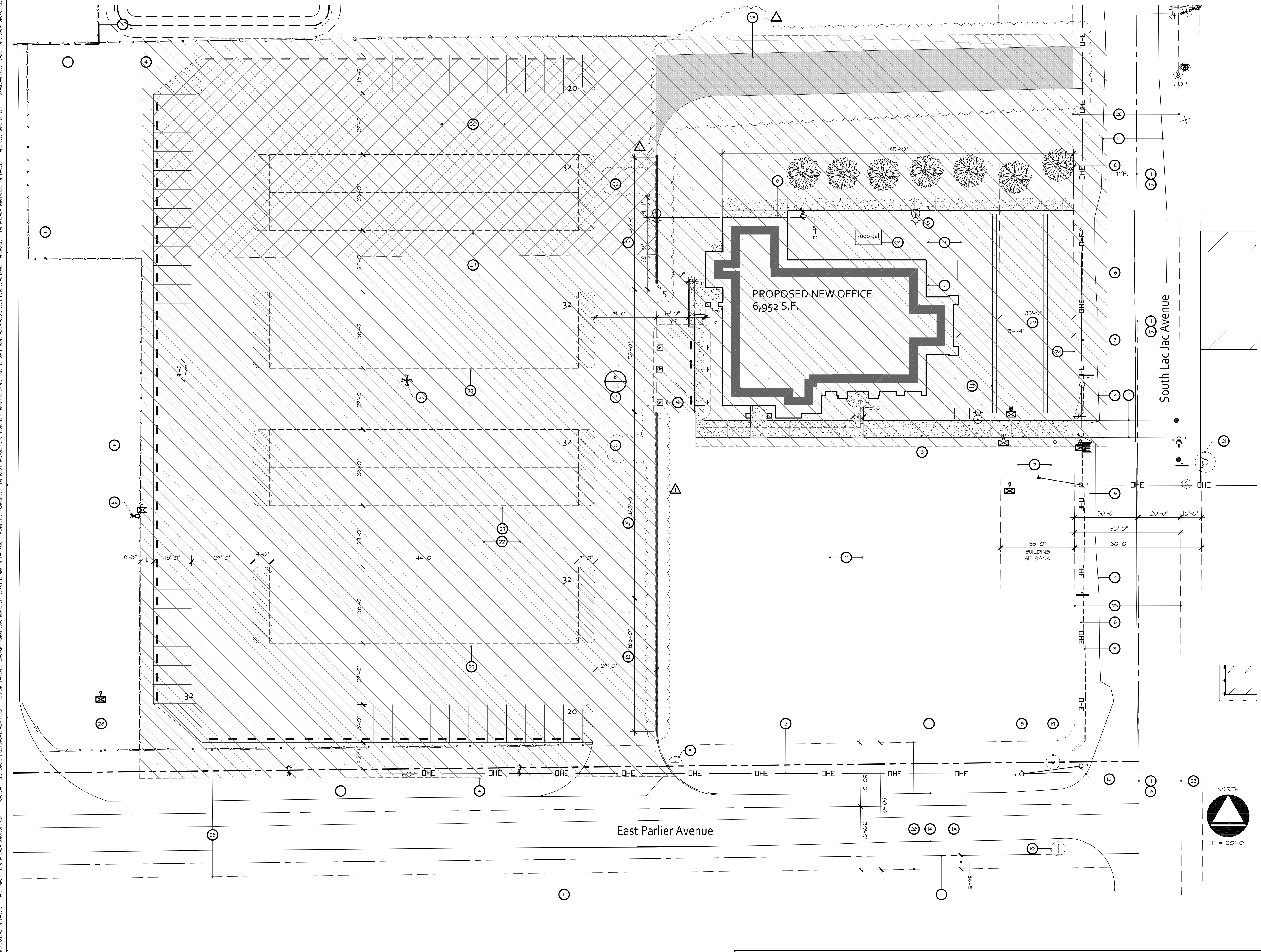


Applicant's Signature
(FOR ENELL'S)

5/23/2019

Date

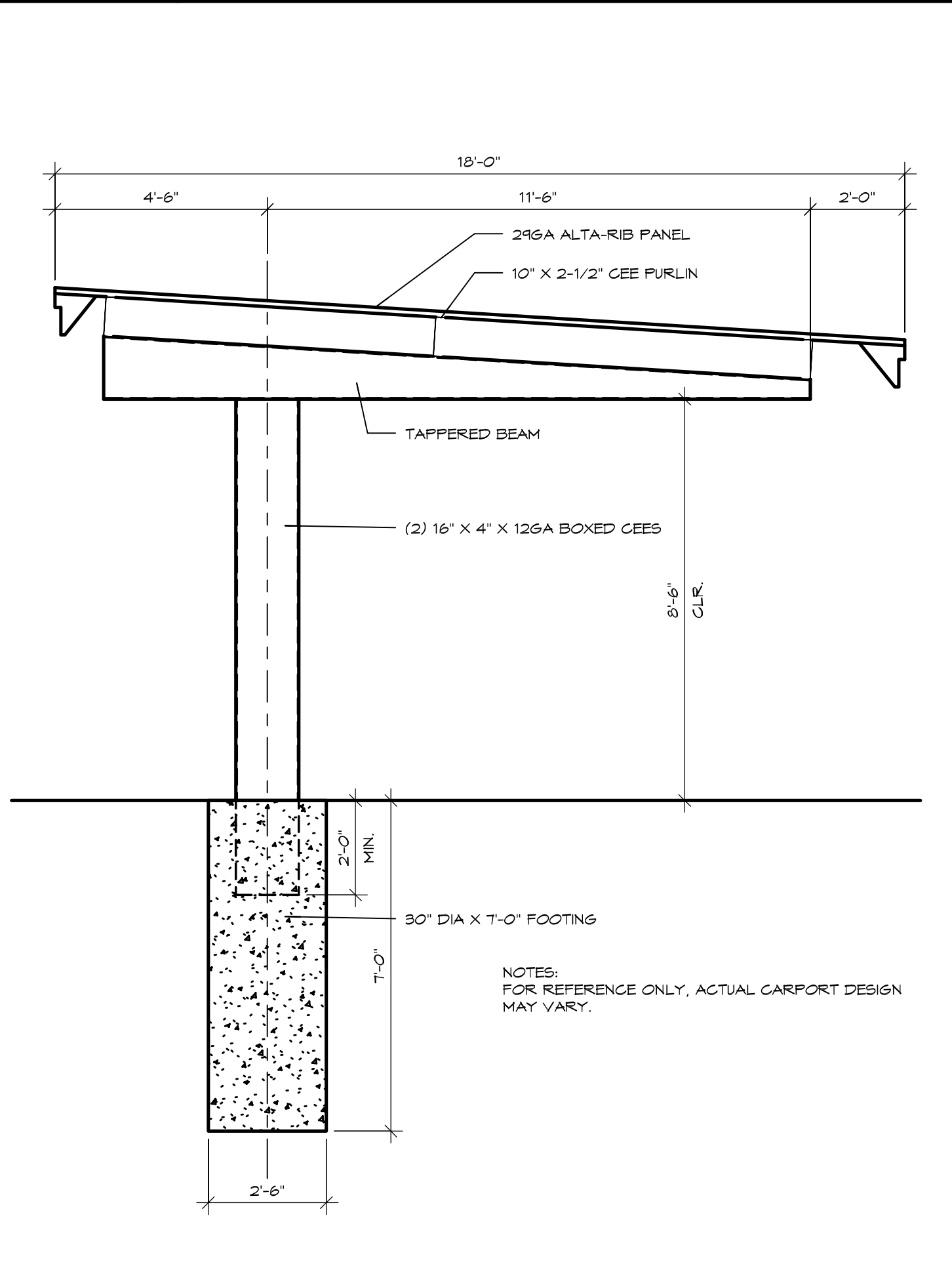
ALL DESIGN, SPECIFICATIONS, AND PLANS INDICATED OR REFERENCED BY THESE DRAWINGS ARE OWNED BY ARCHITECTURE INC. NO PART OF THESE DRAWINGS OR ANY INFORMATION HEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE INC. THESE DRAWINGS OR SPECIFICATIONS AT ANY PUBLIC AGENCY IS NOT A PUBLICATION OF BAAE AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF ARCHITECTURE INCORPORATED.



- ### Keyed Site Plan Notes
- 1 EXISTING PROPERTY LINE.
 - 2 NEW LANDSCAPE AREA - REFER TO LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
 - 3 INDICATES RAISED CURB TO BE REMOVED.
 - 4 EXISTING FENCE TO REMAIN.
 - 5 NEW CONCRETE FLATWALK, SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
 - 6 NEW BIKE RACK.
 - 7 NEW ACCESSIBLE PARKING STALL.
 - 8 ACCESSIBLE PATH OF TRAVEL, WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMP TO BE 28" MINIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP, 6'-0" AT OUTDOOR SEATING. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
 - 9 NEW TOW-AWAY SIGNAGE AND FIRE LANE SIGNAGE - REFER TO DETAIL X/A-X/X FOR ADDITIONAL INFORMATION.
 - 10 EXISTING STOP SIGN.
 - 11 EXISTING SECTION LINE.
 - 12 EXISTING CENTER LINE.
 - 13 PROPOSED GAS METER LOCATION.
 - 14 NEW CONCRETE CURB, REFER TO DETAIL FOR INFORMATION.
 - 15 INDICATES EXISTING EDGE OF PAVEMENT TYP.
 - 16 EXISTING POWER POLE.
 - 17 EXISTING OVERHEAD POWER LINES.
 - 18 PROPOSED FLASHING CROSSWALK.
 - 19 EXISTING TREES TO REMAIN.
 - 20 EXISTING CONCRETE IRRIGATION STANDPIPE.
 - 21 FRONT YARD SET BACK.
 - 22 EXISTING FIRE DEPARTMENT CONNECTION.
 - 23 INDICATES EXISTING A/C PARKING LOT WITH NEW STRIPED STALLS.
 - 24 NEW A/C PAVING.
 - 25 NEW SEPTIC TANK PER PLUMBING DRAWINGS.
 - 26 NEW LEACH FIELD PER PLUMBING DRAWINGS.
 - 27 EXISTING PARKING LOT LIGHT POLE TO BE REMOVED.
 - 28 NEW SOLAR CARPORTS.
 - 29 EXISTING RIGHT OF WAY LINE.
 - 30 INDICATES 20'-0" WIDE ACCESS DRIVE (DECOMPOSED GRANITE) FOR FIRE TRUCKS.
 - 31 CROSS HATCHING INDICATES NEW PAVED PARKING AREA W/ STRIPING, WHEEL STOPS, ETC.
 - 32 INDICATES A/C DIKE.
 - 33 DASHED LINE INDICATES LOCATION OF FIRE LANES, CURBS, ETC., ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH, OCCURRING APPROX. EVERY 50'-0".

Overall Site Data

Parcel Data:		Project Data:	
TOTAL LAND AREA (APN 363-051-20)	46.36 ACRES (± 2,019,441.6 SQ. FT.)	BUILDING ADDRESS:	8435 S. LAC JAC AVE PARLIER, CA 93648
TOTAL LAND AREA (APN 363-051-21)	29.55 ACRES (± 1,281,149 SQ. FT.)	A.P.N.:	363-051-20 & 363-051-21
REVISED LAND AREA (AFFECTED PORTION OF APN 363-051-20)	2.81 ACRES (± 125,417 SQ. FT.)	ZONING:	AE-20 AS EXCLUSIVE TYPE VB (SPRINKLERED)
		OCCUPANCY:	B
		BUILDING:	
		BUILDING AREA:	6,952 SQ. FT.
		COVERED PATIO AREA:	488 SQ. FT.
		Parking Data:	
		REQUIRED STALLS:	14 STALLS
		(1 STALL/2 EMPLOYEES - 21 EMPLOYEES)	
		STANDARD STALLS:	200 STALLS
		ACCESSIBLE STALLS:	9 STALLS
		TOTAL PARKING PROVIDED:	209 STALLS



1465 North Van Ness Avenue
Fresno, California 93728
559-442-4642 voice
559-485-9081 fax

Project
Proposed Office Building
8435 South Lac Jac Avenue
Parlier, California 93648

Owner
O'Neill Vintners & Distillers
8435 South Lac Jac Avenue
Parlier, California 93648

Publishing Status	
Schematic	
Design Developm't.	
Site Plan Review	
Bidding	
Plan Check	
Revisions	

PLAN CHECK	COMMENTS 09-10-19
▲	
▲	
▲	

Scale	
Project Manager	JEFF JONES
Project Number	18-092
Sheet	

Carport Section 3/8" A
Enlarged CUP / SPR Site Plan
A-0.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE DRAWINGS ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE. INCORPORATED, OR CONSULTANTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. IT ARCHITECTURE, INCORPORATED, MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, TIMELINESS OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE DRAWINGS OR ANY INFORMATION CONTAINED THEREIN.



1465 North Van Ness Avenue
Fresno, California 93728
559-442-6642
559-485-9081
www.itarch.com

Architect

Project
New Office Building
8435 South Lac Jac Avenue
Parlier, California 93648

Owner
O'Neill Vintners & Distillers
8435 South Lac Jac Avenue
Parlier, California 93648

Publishing Status	
Schematic	
Design Develop't	
Site Plan Review	3/13/18
Bidding	
Plan Check	

Revisions	
▲	
▲	
▲	
▲	
▲	

Scale	
1/8" = 1'-0"	
Project Manager	
TODD CLARK	
Project Number	
18-032	
Sheet	

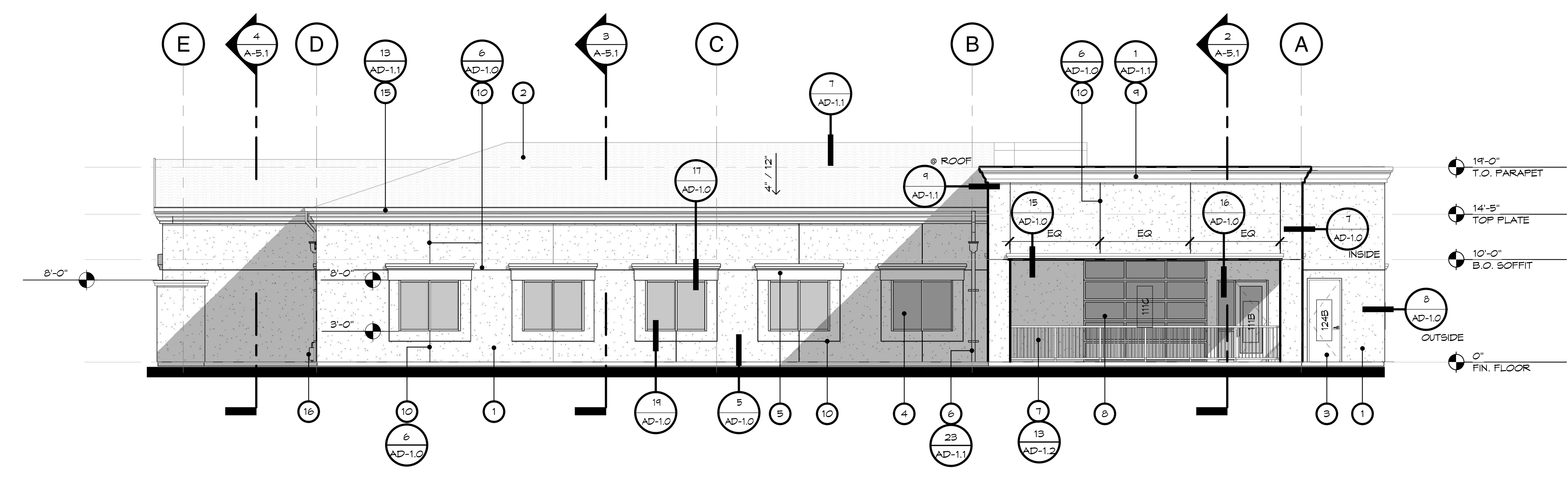
Keyed Elevation Notes

- 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) w/ WIRE MESH w/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) w/ SHEATHING. PROVIDE 65M REEF SCREED AT BASE (TYP.) REFER TO COLOR/MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY w/ LATEST CBC CHAPTER 25.
- ROOF TILE OVER #30 FELT. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- LOCATION OF DOOR AND FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- ALUMINUM CENTER LOADED STOREFRONT (KAMNER "TRI-FAB" 451 SERIES 2' x 4 1/2") WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- E.P.S. FOAM SHAPE WITH SMOOTH PLASTER FINISH. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 4" x 4" S.M. (NON-CORRUGATED) DRAIN LEADER FROM CONDUCTOR BOX ABOVE. PROVIDE CAST-IRON INLET TO CONDUIT BELOW GRADE AND/OR PLATWORK AND DOWNSIGHT AT FACE OF CURB WHERE NOTED. WHEN SHOWN, PROVIDE CONCRETE SPLASHBLOCK IN LIEU OF CONDUIT. DRAIN LEADER TO BE CAST-IRON FROM GRADE TO +11'-0" A.F.F. AT ALL CONDITIONS. PAINT ALL METAL (2) COATS ENAMEL OVER PRIMER MATCH BRGS. PROVIDE DECORATIVE WALL ANCHOR STRAPS AT 3' O.C. MAX. (SUBMIT STRAP DRAWING TO ARCHITECT FOR APPROVAL)
- 3'-6" WROUGHT IRON FENCE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- ALUMINUM / GLASS SECTIONAL ROLL UP DOOR. REFER TO DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- 65M PARAPET CAP FLASHING OVER E.P.S. TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- EAVE TRIM. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- E.P.S. FOAM TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- STREET ADDRESS NUMERALS LOCATED SO AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. NUMBERS TO BE CLEAR ANODIZED ALUMINUM FINISH (12" HIGH TRAJAN PRO MEDIUM FONT).
- 65M FASCIA BUTTER. REFER TO METAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION.
- GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

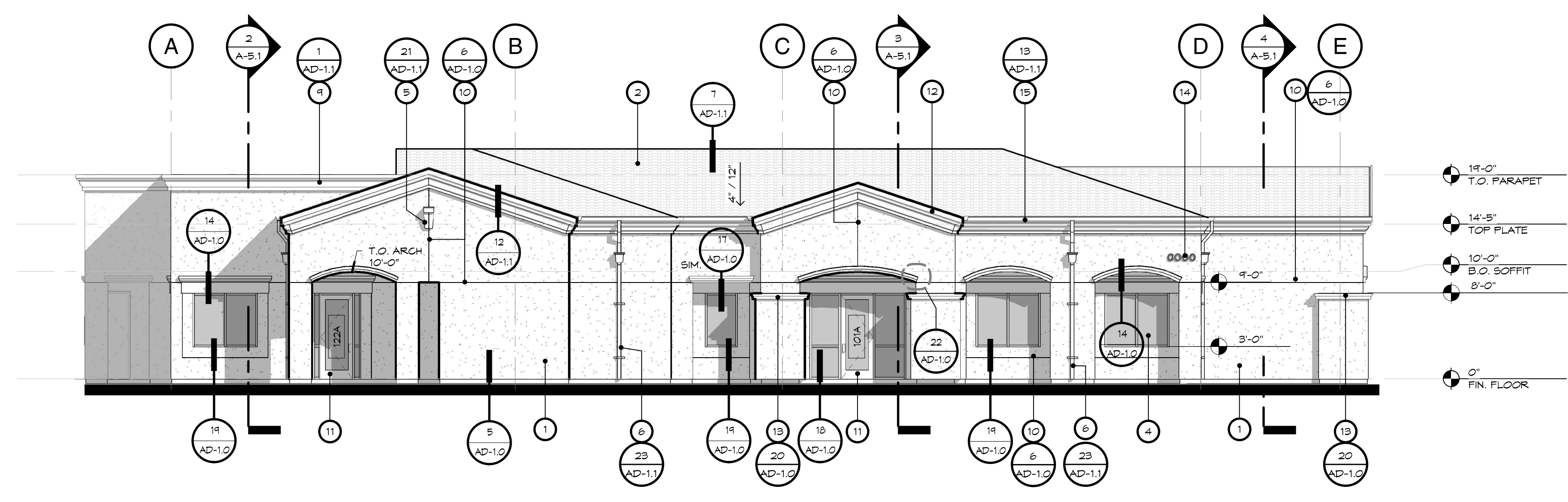
Color / Material Schedule

Mark	Material	Color	Manufacturer
------	----------	-------	--------------

- NOTES:**
- ALL COLOR SELECTIONS TO BE APPROVED BY THE CITY OF FRESNO AND BY THE OWNER PRIOR TO APPLICATION. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL. ALLOW 3 DAYS MINIMUM FOR RESPONSE.
 - U.O.N. STUCCO TEXTURE TO BE LIGHT SAND FINISH. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.
 - CONTRACTOR TO PROVIDE 10' x 10' PAINT AND/OR INTEGRAL COLOR STUCCO SAMPLES ON COMPLETED WALL SURFACE OF EACH COLOR FOR REVIEW AND APPROVAL. SELECT A LESS OBVIOUS SIDE OF BUILDING FOR SAMPLES. AREA SHOULD SHOW 3 COLORS DIRECTLY ADJACENT TO EACH OTHER (AS POSSIBLE). ARCHITECT TO BE GIVEN 24 HOUR NOTICE FOR REQUESTED FIELD REVIEW.



North
1/8" = 1'-0" 1



South
1/8" = 1'-0" 2

Exterior Elevations

A-3.0