



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 January 9, 2020

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

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 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 Avenue, Parlier) (SUP. DIST. 4) (APN 363-051-20).

OWNER: O'Neill Vintners and Distillers
APPLICANT: Zumwalt Construction

STAFF CONTACT: Ejaz Ahmad, Planner
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RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7645; and
- Approve Classified Conditional Use Permit (CUP) No. 3652 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Floor Plan/Elevations
6. Applicant's Submitted Operational Statement
7. Summary of Initial Study Application No. 7645
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	46.36 acres	No change
Project Site	Cultivated land; parking lot	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.
Related Structural Improvements	None	<ul style="list-style-type: none">• 6,952 square-foot office• Carports with roof-mounted solar panels
Nearest Residence	Approximately 1,720 feet north of the project site	No change
Surrounding Development	Orchard, field crops, single-family residences	No change
Operational Features	The onsite parking serves a winery operation on adjacent parcels	The 6,952 square-foot office and related parking will serve the exiting winery

Criteria	Existing	Proposed
Employees	180 (full time) at the winery site	No change
Customers or Visitors	5 to 10 a week at the winery site	No change
Traffic Trips	Per the Traffic Impact Analysis Report for the existing winery expansion prepared by TJKM Transportation Consultants and dated December 2014, a maximum of 109 daily trips, including 21 inbound trips in the a.m. peak hour and 21 outbound trips in the p.m. peak hour	Per the Trip Generation and Level of Service Analysis (TGLSA) prepared by LSA Associates, Inc., the project will serve 27 total winery employees resulting in 81 average daily trips, 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.
Lighting	Pole lighting around parking lot	Lighting around the proposed office building and expanded parking area
Hours of Operation	8:00 am to 5:00 pm, Monday through Friday	No change

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 7.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: December 6, 2019

PUBLIC NOTICE:

Notices were sent to 15 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit (CUP) may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an a Classified CUP application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The project site is active farmland. An approximately 1.6-acre portion of the site is developed with a paved parking lot and a 0.7-acre portion is developed with a storage yard for a winery located on adjacent parcels.

The subject proposal entails construction of a 6,952 square-foot business office with renovation to the existing parking lot along with additional new parking. The proposal also involves carport construction providing roof-mounted solar panels for the existing parking lot and parking lot extension. The proposed improvements, encompassing the parking lot and the storage yard, will occupy an approximately 2.87-acre portion of the subject 46.36-acre parcel. The remainder 40.49 acres will remain in agricultural production. The proposed development will serve the winery.

As a point of note, the California Department of Toxic Substances Control (CDTSC) reviewed the Initial Study (IS) prepared for the project during the public comment period and suggested that the potential for site activities to result in the release of hazardous wastes/substances be evaluated in the hazards and Hazardous Materials Section of the Initial Study. The changes have been included as mitigation measures in **bold/underline** in Section IX. A. B. C. HAZARDS AND HAZARDOUS MATERIALS of Initial Study No. 7645 (Exhibit 7).

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Street Side: 25 feet Rear: 20 feet	Front (east property line): 54.5 feet Side: (north property line): 935 feet Street Side (south property line): 160 feet Rear (west property line): 1,360 feet	Yes
Parking	One (1) off-street parking space for each two permanent employees	206 parking spaces (including six handicapped-accessible spaces)	Yes
Lot Coverage	No Requirement	No requirement	N/A
Separation Between Buildings	Six-foot minimum	N/A	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	100 percent	Yes

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	Will connect to an existing well on the winery site	N/A

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements meet the building setback requirements of the AE-20 Zone District. Completion of a Site Plan Review is recommended as a Condition of Approval.

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

Analysis:

Staff review of the Site Plan demonstrates that the project meets the minimum setback requirements of the AE Zone District. The office building will be set back approximately 54.5 feet from the east property line (35 feet required along Lac Jac Avenue), 935 feet from the north property line (20 feet required), 160 feet from the south property line (25 feet required) and 1,360 feet from the west end of the parking lot property line (20 feet required).

The subject property is adequate in size to accommodate the proposed office, onsite parking expansion with carport structures, and circulation areas. Regarding off-street parking, the Zoning Ordinance requires one (1) parking space for each two permanent employee and the California Building Code requires one parking space for the physically handicapped per every 25 parking spaces. According to the Site Plan Review Unit of the Fresno County Department of Public Works and Planning, the project requires 90 parking spaces for 180 full-time employees currently working at the winery site. The Applicant-submitted project Site Plan (Exhibit 5) depicts 206 parking spaces (including six handicapped-accessible spaces), which meets the requirement.

Based on the above information, staff believes that the project site is adequate in size and shape to accommodate the proposal.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Parlier Avenue; fair condition Lac Jac Avenue; fair condition	No change
Direct Access to Public Road	Yes	Parlier Avenue	Lac Jac Avenue
Road ADT (Average Daily Traffic)		400 (Parlier Avenue) 1,200 (Lac Jac Avenue)	No change
Road Classification		Local (Parlier and Lac Jac Avenues)	No change
Road Width		60 feet (Parlier and Lac Jac Avenues)	No change
Road Surface		Asphalt concrete paved	No change
Traffic Trips		Per the Traffic Impact Analysis Report for the existing winery expansion prepared by TJKM Transportation Consultants and dated December 2014, a maximum of 109 daily trips, including 21 inbound trips in the a.m. peak hour and 21 outbound trips in the p.m. peak hour.	Per the Trip Generation and Level of Service Analysis (TGLSA) prepared by LSA Associates, Inc., the project will serve 27 total winery employees resulting in 81 average daily trips, 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.
Traffic Impact Study (TIS) Prepared	No	Traffic Impact Analysis Report prepared for the existing winery expansion by TJKM Transportation Consultants and dated December 2014	No TIS required. The Trip Generation and Level of Service Analysis completed for the project determined that the project impact on adjacent intersections would have a less than significant impact.
Road Improvements Required		Parlier Avenue; fair condition Lac Jac Avenue; fair condition	Not required

Reviewing Agency/Department Comments:

Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Development Engineering Section of the Fresno County Department of Public Works and Planning: If not already present, a 30-foot by 30-foot corner cut-off shall be provided at the intersection of Parlier and Lac Jac Avenues for sight distance purposes. This requirement has been included as a Project Note.

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

Analysis:

The project site fronts Parlier and Lac Jac Avenues with access from Parlier Avenue. An additional access to the site will be provided off Lac Jac Avenue. Both Parlier and Lac Jac Avenues are asphalt paved, in fair condition, and carry Average Daily Traffic (ADT) of 400 and 1,200, respectively.

Parlier and Lac Jac Avenues are designated as Local roads in the County General Plan and have an existing total right-of-way width of 60 feet, which meets the ultimate road right-of-way width for Local roads as required by the County General Plan.

Per the Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning, review of the Trip Generation and Level of Service Analysis (TGLSA) prepared for the project and discussed in the TRANSPORTATION Section of the Initial Study (Exhibit 7), the project operation will have a less than significant impact on adjacent road intersections (Lac Jac/Parlier Avenues and Lac Jac/Manning Avenues). No Traffic Impact Study was required for the project.

Based on the above information, and with adherence to the Project Note, staff believes Parlier and Lac Jac Avenues at the project can accommodate the traffic generated by the proposal.

Recommended Conditions of Approval:

See recommended Conditions of Approval and Project Notes attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	33.4 acres 18.7 acres	Farmland	AE-20	1,720 feet
South	67.7 acres 6.52 acres	Farmland	AE-20	None
East	17.2 acres	Winery	AE-20	None
West	57.1 acres	Farmland	AE-20	2,921 feet

Reviewing Agency Comments:

Fresno County Department of Public Health, Environmental Health Division (Health Department): 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. 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. 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. 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.

To protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor. Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil. Should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well shall be handled in accordance with federal, state and local government requirements. 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. 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. Noise related to construction shall adhere to the Fresno County Noise Ordinance.

Site Plan Review (SPR) Unit of the Fresno County Department of Public Works and Planning: Per Section 855 E 3.a. of the Fresno County Zoning Ordinance, the required front yard shall be landscaped with appropriate materials and be maintained. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation Plans shall be submitted to the SPR Unit for review and approval prior to the issuance of Building Permits. The driveway shall be a minimum of 24 feet and a maximum of 35 feet in width. If only the driveway is to be paved, the first 100 feet off the edge of the ultimate right-of-way shall be concrete or asphalt. A dust palliative shall be required on all unpaved parking and circulation areas. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Road Maintenance and Operations Division: An encroachment permit shall be required prior to any work being performed in the County road right-of-way. The existing curb and a fence shall be removed outside of the ultimate right-of-way for Parlier and Lac Jac Avenues.

Development Engineering Section of the Fresno County Department of Public Works and Planning: An Engineered Grading and Drainage Plan and a grading permit shall be required for any grading proposed with this application. Any existing or proposed entrance gate shall be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.

Fresno County Fire Protection District (CalFire): The project shall comply with the California Code of Regulations Title 24 – Fire Code, require approval of County-approved site plans by the Fire District prior to issuance of building permits by the County, and annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all onsite improvements.

The above-noted requirements have been included as Project Notes.

San Joaquin Valley Air Pollution Control District; Ag Commissioner Office; Water and Natural Resources Division of the Fresno County Department of Public Works and Planning; U.S. Fish and Wildlife Service; California Department of Fish and Wildlife; Regional Water Quality Control Board; and State Water Resources Control Board, Division of Drinking Water: No concerns with the proposal.

Analysis:

The project site, an active farmland, is partially improved with a parking lot 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 project site.

The subject proposal entails construction of 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. The remainder 40.49 acres of the site will remain in agricultural production. The proposed improvements will serve the winery.

An Initial Study prepared for the project has identified potential impacts to aesthetics, cultural resources, and energy. To mitigate impact to aesthetics, all outdoor lighting will be hooded and directed downward to avoid glare on adjoining properties. To mitigate impact to cultural resources, any artifacts/human remains unearthed during ground disturbance will require all work to be halted and findings be evaluated by an archeologist. To mitigate impact to energy resources, the idling of onsite vehicles and equipment will be required to be avoided to reduce consumption of energy during project construction. These requirements have been included as Mitigation Measures (Exhibit 1).

Potential impacts related to geology and soils, hazards and hazardous materials, noise and public services are less than significant. The project will install a new onsite sewage disposal system under permit and inspection from the County, handle all hazardous material according to the state and local requirements, comply with the County Noise Ordinance, adhere to the current Fire Code and Building Code and annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. These requirements have been included as Project Notes and will be addressed through the Site Plan Review recommended as a Condition of Approval.

The project site is not within any area designated as moderately or highly sensitive to archeological finds. Pursuant to AB (Assembly Bill) 52, County staff routed the project 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) requested to be notified in the unlikely event that cultural resources are identified on the property. Although the tribe provided no documents or evidence to suggest the presence of tribal cultural resources on the project site, the Mitigation Measure noted in Section V. CULTURAL RESOURCES of the Initial Study (Exhibit 7) would mitigate any impact on the tribal cultural resources to less than significant.

Based on the above information and with adherence to the Mitigation Measures, recommended Conditions of Approval, and mandatory Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See Mitigation Measures, recommended Conditions of Approval, and Project Notes attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3: County may allow by discretionary permit in areas designated Agriculture certain agricultural uses and agriculturally-related activities, including certain non-agricultural uses, subject to the following Criteria: a) Use shall provide a needed service to surrounding agricultural area which cannot be provided within urban areas; b) Use shall not be sited on productive agricultural lands if less productive lands are available; c) Use shall not have a detrimental impact on water resources or the use or management of surrounding properties within ¼-mile radius; d) Probable workforce located nearby or readily available.</p>	<p>Regarding Criteria “a”, the subject proposal (office and parking) will support an existing agriculturally-related use (winery) on adjacent parcels. The project will provide a needed service to the winery. Regarding Criteria “b”, the project site is not active farmland and is classified as Urban and Built-Up Land in the 2016 Fresno County Important Farmland Map. Regarding Criteria “c”, the project is not located in a water-short area and will consume limited groundwater. Regarding Criteria “d”, the nearby Cities of Parlier and Reedley can provide a probable workforce.</p>
<p>General Plan Policy LU-A.12: County shall seek to protect agricultural activities from encroachment of incompatible land uses.</p> <p>General Plan Policy LU-A.13: County shall require buffers between proposed non-</p>	<p>The proposed use is compatible with agricultural zoning and is an allowed use on land designated for agriculture with discretionary land use approval and adherence to the applicable General Plan Policies. The project site is a non-active</p>

Relevant Policies:	Consistency/Considerations:
<p>agricultural uses and adjacent agricultural operations.</p> <p>Policy LU-A.14 requires an assessment of the conversion of productive agricultural land and that mitigation shall be required where appropriate.</p>	<p>farmland, partially developed with a parking lot, and separated from surrounding farming operations by existing roadways.</p>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.</p>	<p>The project, not located in a low-water area of Fresno County, will use minimal water supplied by an existing State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW)-approved well on a winery site. No concerns related to water quantity, quality, or sustainability were expressed by SWRCB-DDW or the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning.</p>
<p>General Plan Policy FP-D.6 requires that the County shall permit onsite sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening groundwater quality or posing health hazards.</p>	<p>The proposed office will be provided with an onsite sewage disposal system. No concerns related to the installation of the such system were expressed by the Fresno County Department of Public Health, Environmental Health Division.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The property is designated Agriculture in the County General Plan. Policy LU-A.3 allows agriculturally-related uses by discretionary permit if they meet certain criteria. Policy LU-A.12 requires protection of agricultural activities from encroachment of incompatible uses; Policy LU-A.13 requires buffers between proposed non-agricultural uses and adjacent agricultural operations; and Policy LU-A.14 requires an assessment of the conversion of productive agricultural land. Policy PF-D.6 requires individual onsite sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality. Policy PF-C.17 requires evaluation of adequacy and sustainability of the water supply for the project.

Analysis:

As discussed above in General Plan Consistency/Considerations, the subject proposal meets the intent of Policy LU-A.3. Regarding consistency with Policy LU-A.12, Policy LU-A.13, and Policy LU-A.14, the proposed use is compatible with agricultural zoning with discretionary land use approval, located on non-active farmland, and separated from the adjacent farmland by roadways. Regarding consistency with Policy PF-C.17, the project will consume limited groundwater. Regarding consistency with Policy PF-D.6, the project will install an individual sewage disposal system with no potential impact to groundwater quality.

Based on the above information, staff believes the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

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

Reviewing Agency Comments:

Refer to **Reviewing Agency Comments** in Finding 3 of this report

Analysis:

As discussed above in Finding 3, the project will comply with the Site Plan Review included as a Condition of Approval in the Resolution. This Condition was deemed necessary to ensure that project-related onsite and offsite improvements are constructed in a manner which protects public health, safety and general welfare. This includes the requirements that landscaping be provided along the property frontage, the site access road be provided with adequate width meeting the County road development standards, and site grading be performed according to the County Ordinance code to protect adjacent properties from flooding hazards. Additional conditions deemed necessary to protect public health, safety and general welfare, and included in the Resolution require that all outdoor lighting be hooded in order to minimize glare on adjacent roads/properties, all onsite work be stopped and proper authorities be notified if cultural resources are unearthed during ground disturbance, and idling of vehicles during construction be avoided to conserve energy.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 5 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit (CUP) can be made. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Classified Conditional Use Permit No. 3652, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7645; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3652, subject to the Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3652; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7645/Classified Conditional Use Permit Application No. 3652
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All 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)	During project life
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 onsite vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.	Applicant	Applicant	During construction
4.	Hazards and Hazardous Materials	If buildings or other structures are to be demolished on any project sites included in the proposed project, prior to the issuance of building permits, surveys shall be conducted for the presence of lead-based paints or products, mercury, asbestos-containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings shall be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential	Applicant	Applicant/Dept. of Toxic Substances Control (DTSC)	As noted

		Contamination from Lead-Based Paint, Termiticides, and Electrical Transformers (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).			
5.	Hazards and Hazardous Materials	If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, prior to the issuance of building permits, proper sampling shall be conducted to ensure that the imported soil is free of contamination and the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material (https://rfs-env.berkeley.edu/sites/default/files/dtscsmp_fs_cleanfill-schools.pdf).	Applicant	Applicant/DTSC	As noted
6.	Hazards and Hazardous Materials	If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, prior to issuance of building permits, the current and former agricultural lands shall be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf)	Applicant	Applicant/DTSC	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plans, Elevations, and Operational Statement approved by the Planning Commission.				
2.	Prior to the issuance of building permits, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include design of parking and circulation areas, access, onsite grading and drainage, fire protection, landscaping, signage and lighting.				

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

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This permit will become void unless there has been substantial development within two years of the effective date of this approval, or there has been a cessation of the use for a period in excess of two years.

Notes	
2.	Plans, permits and inspections are required for all onsite improvements. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
	<p>To address site development impacts resulting from the project, the Site Plan Review Unit of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> • Per Section 855 E 3.a. of the Fresno County Zoning Ordinance, the required front yard shall be landscaped with appropriate materials and be maintained. • Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per Governor's Drought Executive Order of 2015. • The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) unit for review and approval prior to the issuance of Building Permits. • The driveway shall be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. • If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. • All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. • A dust palliative shall be required on all unpaved parking and circulation areas. <p>Note: These requirements will be addressed through Site Plan Review.</p>
3.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none"> • An Engineered Grading and Drainage Plan and a grading permit shall be required for any grading proposed with this application. • Any existing or proposed entrance gate shall be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward. • If not already present, 30-foot by 30-foot corner cutoffs shall be provided at the intersection of Parlier Avenue and Lac Jac Avenue for sight distance purposes.
4.	An encroachment permit shall be obtained from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning prior to any work being performed in the County road right-of-way. The existing curb and a fence shall be removed outside of the ultimate right-of-way for Parlier and Lac Jac Avenues.
5.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application; plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. In addition, the property shall annex to Community Facilities District (CFD) No. 2010-01 of FCFPD.
6.	To address public health impacts resulting from the project, Fresno County Department of Public Health, Environmental Health Division (Health Department) requires the following:

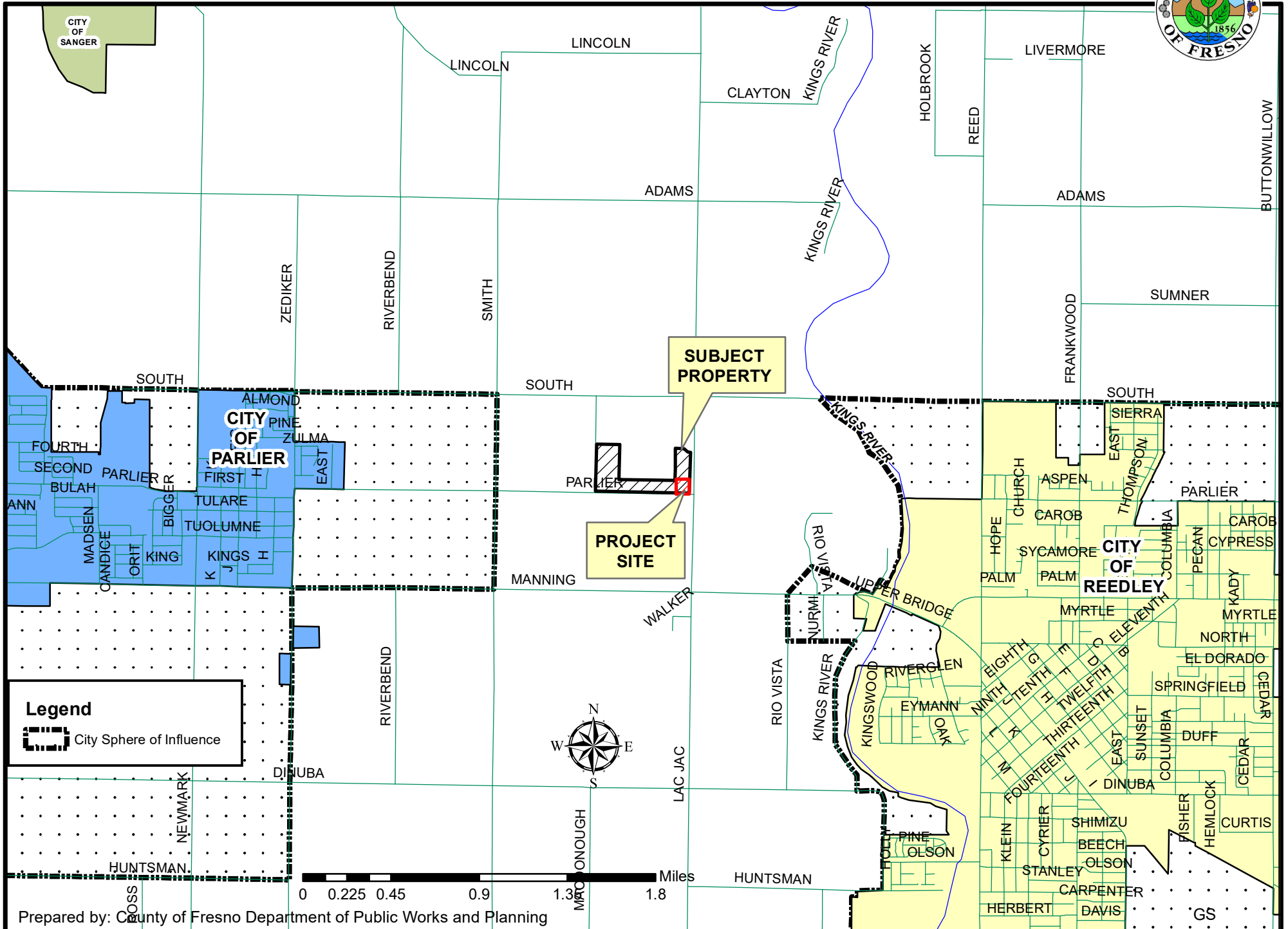
Notes

- 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.
- 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.
- 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.
- 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.
- In an effort to protect groundwater, all abandoned water wells on the parcel shall be properly destroyed by an appropriately-licensed contractor; prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil; 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 the "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.
- 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.
- 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
- Noise related to construction shall adhere to the Fresno County Noise Ordinance.

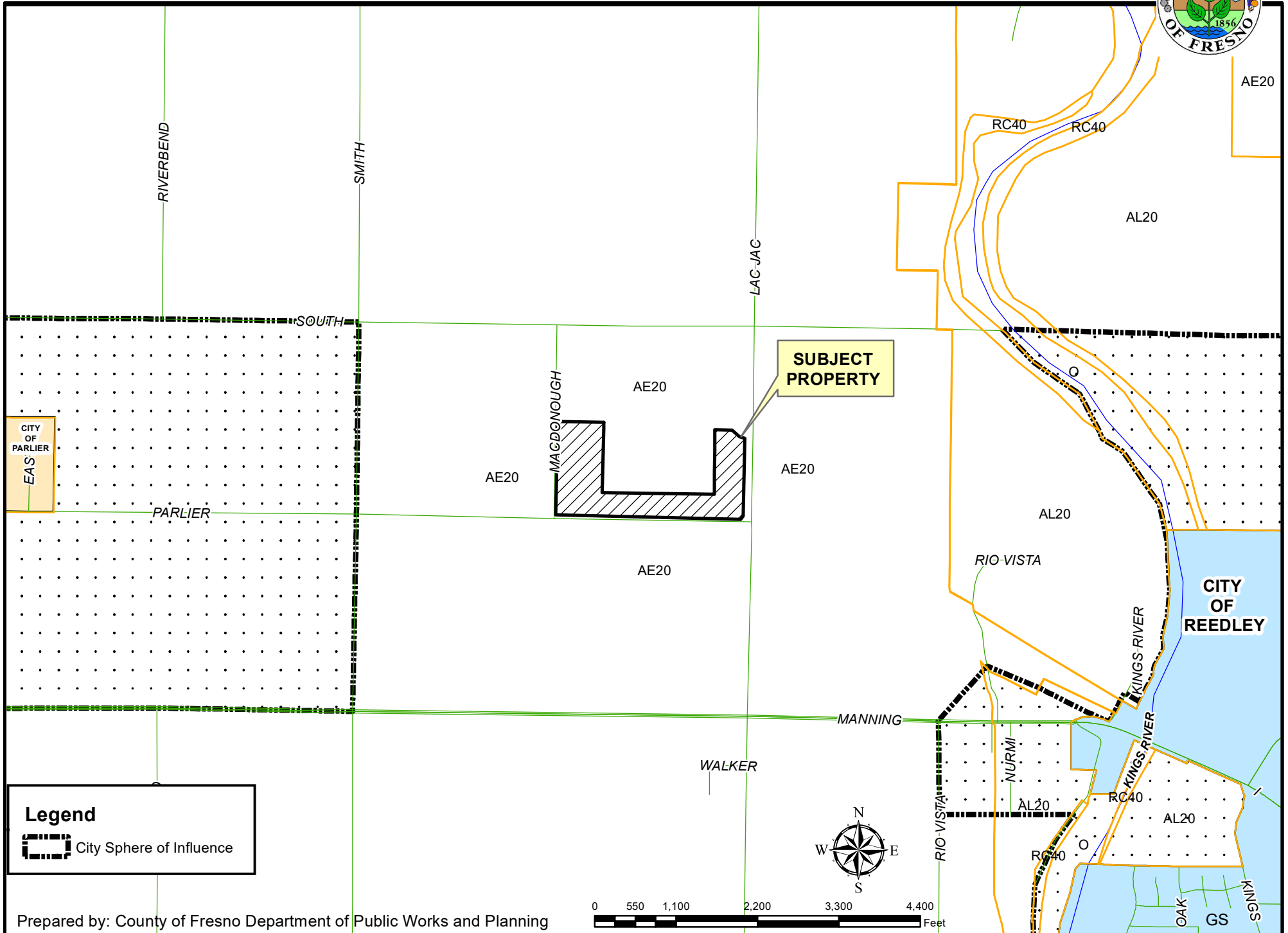
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LOCATION MAP



EXISTING ZONING MAP



Legend

City Sphere of Influence

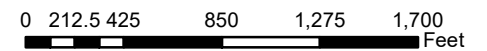
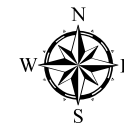
EXISTING LAND USE MAP



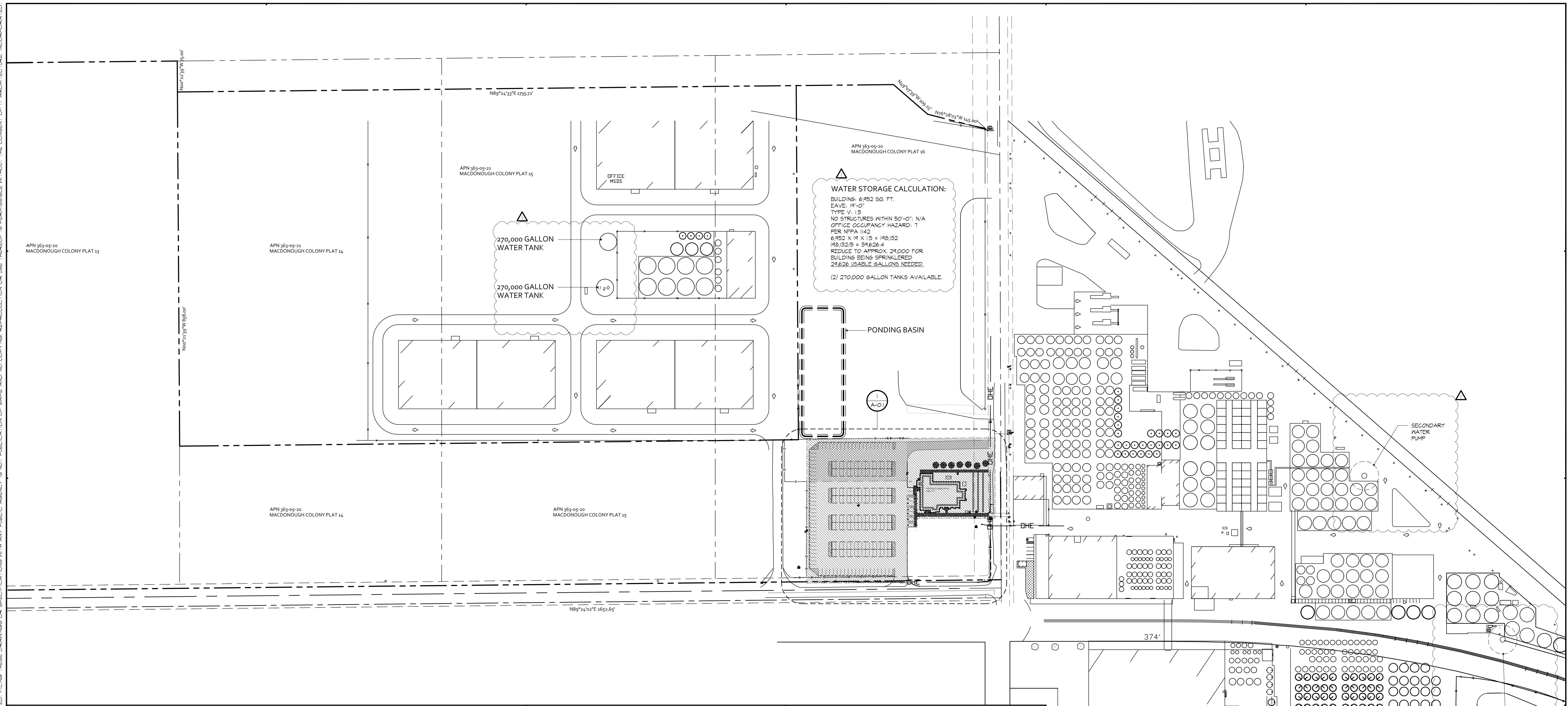
LEGEND	
FC	FIELD CROP
I	INDUSTRIAL
ORC	ORCHARD
PAH	PACKING HOUSE
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division



WATER STORAGE CALCULATION:
BUILDING: 6,952 SQ. FT.
EAVE: 14'-0"
TYPE: V
NO STRUCTURES WITHIN 50'-0", N/A
OFFICE OCCUPANCY HAZARD: 7
FEET NFPA 142
6,952 X 14 X 15 = 148,132
148,132 / 8 = 18,516.5
REDUCE TO APPROX. 20,000 FOR
BUILDING BEING SPRINKLERED
20,000 USABLE GALLONS NEEDED
(2) 270,000 GALLON TANKS AVAILABLE

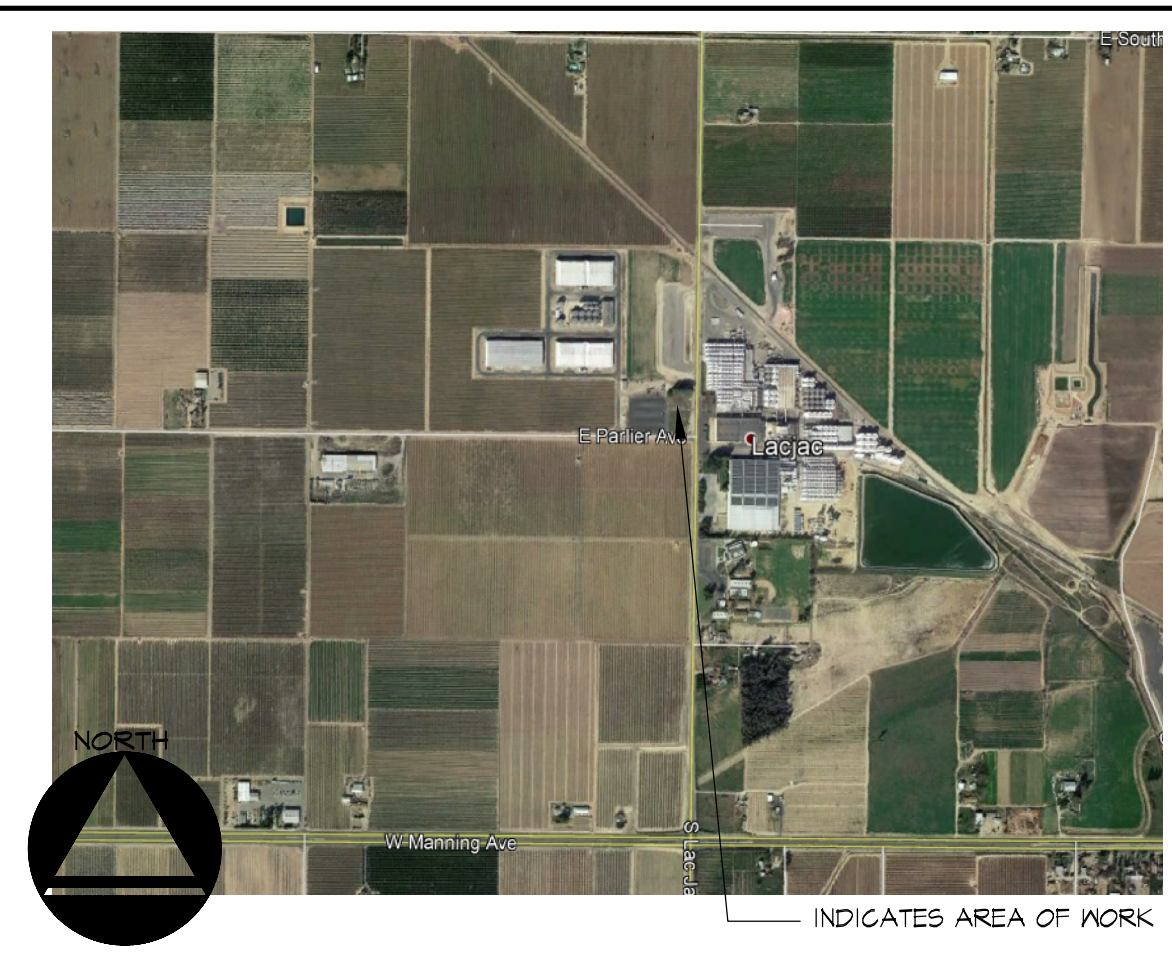
Site Plan General Notes

- SITE DRAINAGE: GENERAL INTENT IS TO MAINTAIN EXISTING RAIN WATER RUNOFF FROM EXISTING PAVING TO EXISTING DIRT AREAS.
- PROPERTY LINES: THE LINES SHOWN ARE BASED ON AVAILABLE INFORMATION FROM ASSESSORS' FLOT MAP AND SITE INVESTIGATION.
- PROVIDE A MINIMUM 12" ADDRESS ON THE SIDE OF THE BUILDING FOR BUILDINGS GREATER THAN 50' FROM THE STREET AND A MINIMUM 6" ON THE SIDE OF THE BUILDING FOR BUILDINGS 50' OR LESS FROM THE STREET.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SHOULD ADDITIONAL SIGNS BE REQUIRED, THE APPLICANT MUST SUBMIT FOR A SIGN REVIEW PERMIT. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- ALL CONST. WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- THE PROJECT WILL BE SUBJECT TO SAN JOAQUIN VALLEY UNITED AIR POLLUTION CONTROL DISTRICT REGULATION VIII TO REDUCE PM-10 EMISSIONS.
- ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED EQUIPMENT HAVE NOISE LEVEL RATING OF 65DBN MAX. MEASURED AT NEAREST PROPERTY LINE. IF EXCEEDING THIS LEVEL, PROVIDE ACOUSTIC Baffles TO REDUCE TO BELOW THIS LEVEL.
- ANY ACTIVE ROCKET OR INSECT INFESTATION SHOULD BE ABATED PRIOR TO DEMOLITION WORK TO PREVENT SPREAD OF VECTORS TO ADJACENT PROPERTIES.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT AN IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPT. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT THE LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A MARKING THAT VEHICLES IN VIOLATION OF SECTION 10-0107 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY MARKING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS OR RAMPS.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS TO NOT CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPT. OF PUBLIC WORKS. ON-SITE LIGHTING TO CONFORM TO ORDINANCES AND TO BE WALL MOUNTED, OR GROUND MOUNTED, SHIELDED BOX TYPE, HOODED & CONTROLLED SO AS TO PREVENT GLARE ON ADJACENT PROPERTIES. LAYOUT AND ENGINEERING TO BE REVIEWED UNDER BUILDING PLAN CHECK. LAYOUT SHOWN IS ONLY PRELIMINARY TO INDICATE INTENT. AMOUNT OF LIGHT PER STANDARDS OF DEPT. OF PW.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE PUBLIC WORKS DEPT., CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTACT PUBLIC WORKS DEPT., TRAFFIC ENGINEERS 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED. CONTACT PUBLIC WORKS DEPT., WATER DIVISION INSTALLED ON-SITE IN A LOCATION APPROVED BY FOR REQUIREMENTS. PREVENTION DEVICES REQUIRED SHALL QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING OCCUPANCY. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MIN. OF 8 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER MEANS AS MAY BE APPROVED.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE 805-644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE 805-644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY. APPROVAL OF SPECIAL PERMIT BECOMES NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS, THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS, OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA) CALL, 1-800-642-2444.
- OPEN STREET CUTS ARE NOT PERMITTED. ALL UTILITY CONNECTIONS MUST BE BORED.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF FRESNO, PUBLIC WORKS DEPT. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY (INCLUDING PEDESTRIAN, WATER AND SEWER UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. CONTACT THE COUNTY OF FRESNO PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES SECTION FOR DETAILED INFORMATION. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE COUNTY PRIOR TO OCCUPANCY.
- NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS, (EXCEPT THE BACKFLOW PREVENTION NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, LANDSCAPE AREAS OR SETBACKS OR ON THE DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE BY LANDSCAPING STREET FRONTAGE OF THE BUILDING. THE BACKFLOW DEVICE SHALL BE SCREENED OR SUCH OTHER MEANS AS APPROVED.

Site Accessibility Notes

- ALL ACCESSIBLE ROUTE SHALL BE MIN. 48" WIDE W/ 2% MAX. CROSS SLOPE 5% MAX. RAMPING SLOPE UNLESS A RAMP IS PROVIDED.
- ALL ACCESSIBLE PATHS AROUND NEW BUILDING ARE PART OF THE NEW CONSTRUCTION WHERE ACCESSIBLE PATHS CROSS VEHICLEWAYS, TRUNCATED DOVES SHALL EXTEND THE ENTIRE WIDTH OF THE PATH, AND HAVE A MINIMUM DEPTH OF 3'-0".
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELLED AT A 1:4 SLOPE. CHANGES EXCEEDING 1/4" A CROSS SLOPE 1:2 MAXIMUM SLOPE, AND NO VERTICAL DOES NOT EXCEED 2% SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5% THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 21" AND BELOW 80".
- ALL PARKING ADJACENT TO NEW BUILDING IS NEW EXISTING PARKING TO REMAIN ACCESSIBLE STALLS SHALL MEET MINIMUM OF 18'-0" DEPTH X 9'-0" WIDTH THIS AREA IS DESIGNATED BY PAINTED STRIPES AND A PAINTED ACCESS AISLE PER THE 2016 CBC FIGURE 1206.1, AND 1206.4. THE BORDER AROUND THE ACCESS SHALL BE PAINTED BLUE. WHITE PAINT SHOULD BE USED ELSEWHERE FOR LONGEVITY. PROVIDE METAL SIGN (11" X 22" MIN) AT EACH ENTRANCE TO OFF-STREET PARKING THAT CLEARLY STATES "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT, OR BY TELEPHONING "BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. OWNER SHALL FURNISH INFORMATION).
- PROVIDE A PERMANENTLY AFFIXED METAL SIGN (10 SQ. INCH MIN. WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT THE INTERIOR END OF EACH PARKING SPACE FOR THE PHYSICALLY DISABLED EITHER ON A POST (60" TO BOTTOM OF SIGN), OR ON A WALL (36" TO BOTTOM OF SIGN). PROVIDE A SIGN STATING "VAN-ACCESSIBLE" WHERE INDICATED.
- PROVIDE A 36" SQUARE MIN. INTERNATIONAL SYMBOL (BLUE/WHITE) ON THE PAVEMENT BEHIND EACH ACCESSIBLE PARKING SPACE.
- PROVIDE A SIGN AT ALL PRIMARY BUILDING ENTRANCES HAVING A MINIMUM 5' X 5' SYMBOL OF ACCESSIBILITY.
- OBSTRUCTIONS OR STEPS ARE NOT PERMITTED ALONG ANY NORMAL ACCESSIBLE ROUTES OF TRAVEL.
- PROVIDE A MINIMUM WIDTH OF 48" FOR ALL SIDEWALKS, (INCLUDING IN FRONT OF ANY PARKED VEHICLES) WITH NO ABRUPT OFFSETS GREATER THAN 1/2" INCH. ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS.
- MAXIMUM SLOPE OF RAMPS ALONG EXITS/WAYS OR ACCESSIBLE PATHS OF TRAVEL IS 1:12 MAX. HANDRAILS ARE REQUIRED WHEN SLOPE EXCEEDS 1:20.
- PROVIDE A MINIMUM 60" X 60" LANDINGS AT THE TOP OF EVERY RAMP PROVIDED A DOOR DOES NOT SWING INTO THAT AREA. IF SLOPE MIN. 42" CLEAR DEPTH BEYOND THE SWING OF THE DOOR WHEN THE DOOR IS AT 90 DEGS. TO THE OPENING X 60" WIDE.
- PROVIDE AN ACCESSIBLE LANDINGS (MAX. SLOPE OF 2% IN ANY DIRECTION) AT ALL EXTERIOR DOORS. FOR MANEUVERING CLEARANCES, THE LEVEL LANDINGS MUST BE 60" ON THE FULL SIDE AND 24" CLEAR ON THE STRIKE EDGE OF THE DOOR TO THE EDGE OF THE LANDINGS.
- MAINTAIN A MAXIMUM SLOPE OF 5% (2% CROSS SLOPE) FROM THE LEVEL LANDINGS AT THE TOP OF CURB RAMP TO LEVEL LANDINGS AT THE MAIN ENTRANCE. THE MAXIMUM CROSS SLOPE OF ALL LANDINGS, RAMPS AND/OR WALKS SHALL BE 2%.
- PROVIDE 24" CLEAR FROM STRIKE EDGE OF ALL EXTERIOR DOORS AND EDGES OF LANDINGS.
- A MAXIMUM SLOPE OF 2% IN ANY DIRECTION IN THE ACCESSIBLE PARKING SPACES AND UNLOADING ZONES.

Vicinity Map



Site Fire Department Notes

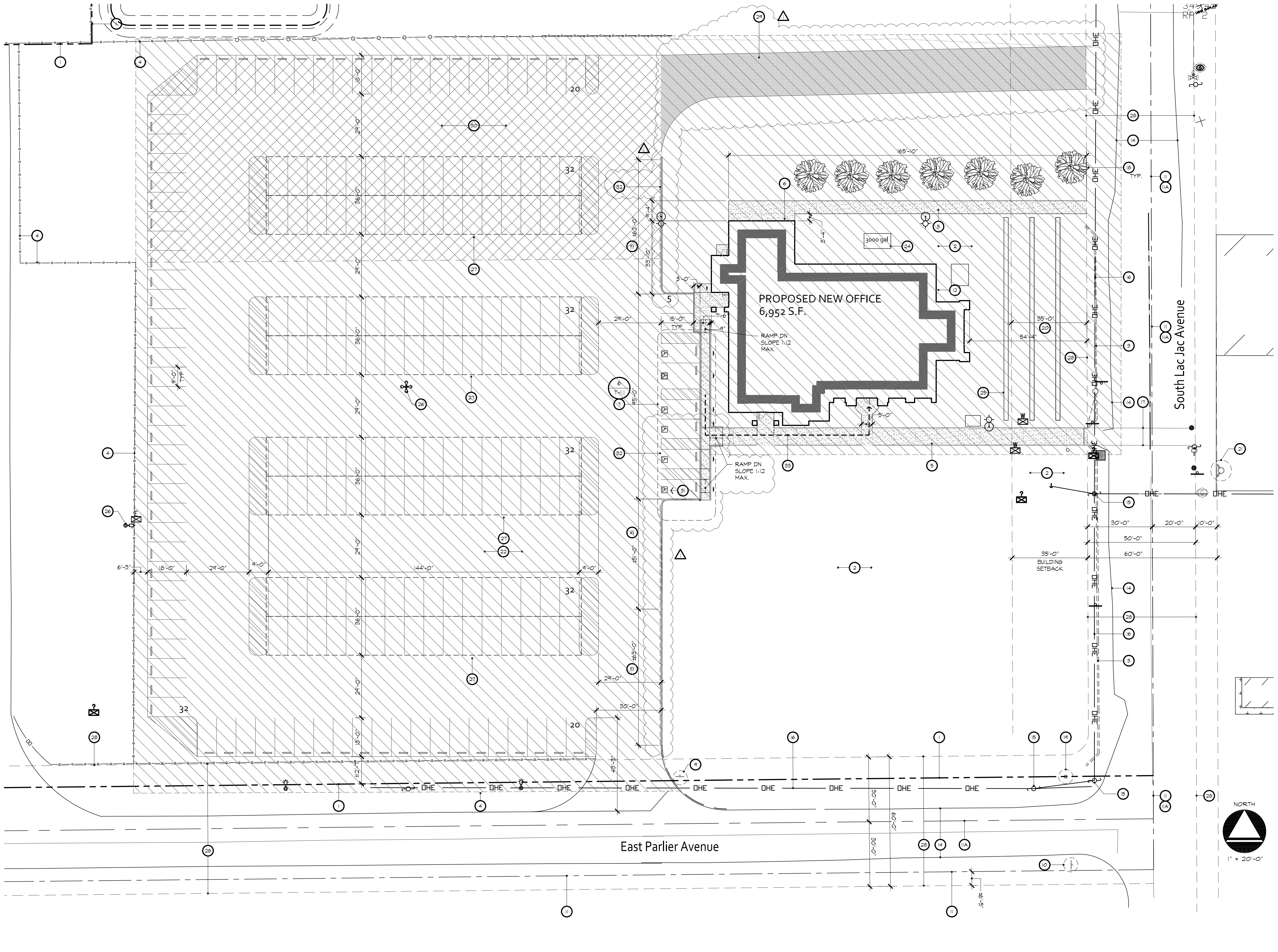
- PROVIDE APPROVED POLICE / FIRE BYPASS LOCK (BEST PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 107B2) ON DRIVE ACCESS GATES) ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH THE BEST ELECTRIC CYLINDER LOCK (107B2) A KNOX PADLOCK MAY NOT BE USED IN PLACE OF THE BEST PADLOCK MODEL 218700. THESE LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVE, FRESNO CA 93728.
- ON ALL DRIVEWAYS AND DRIVEWAY MEDIANS, EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDE) AND STENCILING "FIRE LANE - NO PARKING" IN 3-INCH LETTERS ON THE MOST VERTICAL CURB AT LEAST EVERY 50 FEET. IF NO CURB IS PRESENT, A MINIMUM 6-INCH WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3-INCH LETTERS AT LEAST EVERY 50 FEET.
- PROVIDE SIGN(S) (11" X 22" MIN) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN THE FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE."
- A KNOX LOCK BOX IS REQUIRED TO BE INSTALLED ON THE FRONT OF THE BUILDING FOR EMERGENCY ACCESS. A KNOX APPLICATION MAY BE OBTAINED AT FRESNO FIRE.
- NO LOADING ZONE(S) SHALL BE LOCATED IN REQUIRED FILE LANES.

Overall Site Data

Parcel Data:		Project Data:	
TOTAL LAND AREA (APN 369-051-20)	46.56 ACRES (± 2,019,441.6 SQ. FT.)	BUILDING ADDRESS:	8435 S. LAC JAC AVE PARLIER, CA 93648
TOTAL LAND AREA (APN 369-051-21)	29.55 ACRES (± 1,287,198.50 SQ. FT.)	APN:	369-051-20 & 369-051-21
REVISED LAND AREA (AFFECTED PORTION OF APN 369-051-20)	2.87 ACRES (± 125,417 SQ. FT.)	ZONING:	AE-20 AG EXCLUSIVE
		CONSTRUCTION TYPE:	TYPE VB (SPRINKLERED)
		BUILDING:	B
		BUILDING AREA:	6,952 SQ. FT.
		COVERED PATIO AREA:	488 SQ. FT.
Parking Data:		Revisions	
REQUIRED STALLS: (1 STALL/2 EMPLOYEES- 27 EMPLOYEES)	14 STALLS	PLAN CHECK COMMENTS 04-10-18	
STANDARD STALLS:	200 STALLS		
ACCESSIBLE STALLS:	6 STALLS		
TOTAL PARKING PROVIDED:	206 STALLS		

Project	Owner	Architect
Proposed Office Building	O'Neill Vintners & Distillers	it ARCHITECTURE
8435 South Lac Jac Avenue	8435 South Lac Jac Avenue	1465 North Van Ness Avenue
Parlier, California 93648	Parlier, California 93648	Fresno, California 93728
		559-442-6622 voice
		559-485-9081 fax

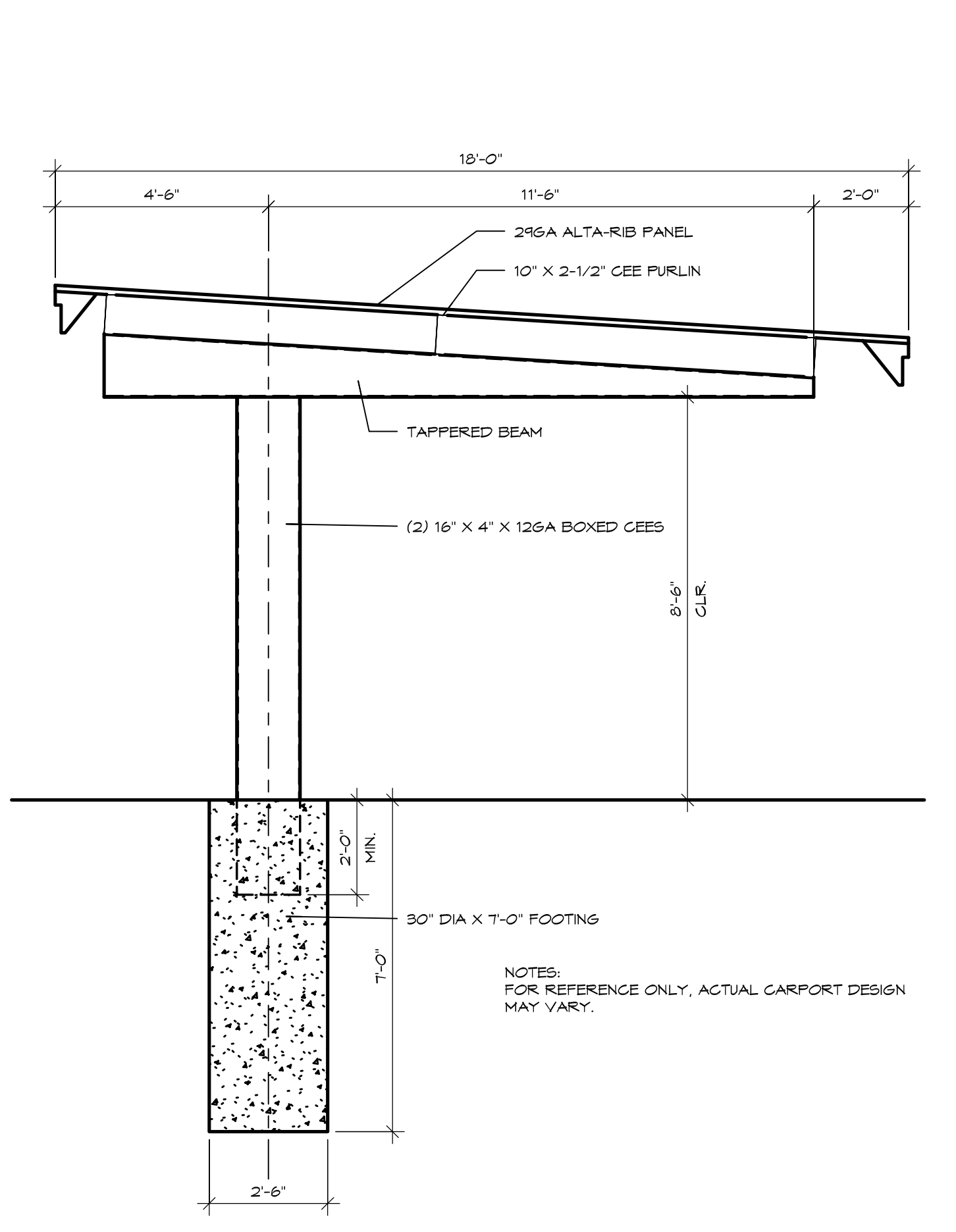
ALL DESIGN, CONSTRUCTION, AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INC. UNLESS OTHERWISE NOTICED. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INC. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INC. IS PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INC. ANY REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INC. IS PROHIBITED.



- ### 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 FLATWORK - 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 RAMPS TO BE 2% MAXIMUM 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-XX 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/ STRIPES, 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".
 - 34 INDICATES ACCESSIBLE PATH OF TRAVEL - WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMPS TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP.

Overall Site Data

Parcel Data:		Project Data:	
TOTAL LAND AREA:	46.36 ACRES (± 2,019,441.6 SQ. FT.)	BUILDING ADDRESS:	8435 S. LAC JAC AVE PARLIER, CA 93648
(APN 363-051-20)		A.P.N.:	363-051-20 & 363-051-21
TOTAL LAND AREA:	24.55 ACRES (± 1,067,149 SQ. FT.)	ZONING:	AE-20 AS EXCLUSIVE
(APN 363-051-21)		CONSTRUCTION TYPE:	TYPE VB (SPRINKLERED)
REVISED LAND AREA:	2.87 ACRES (± 125,417 SQ. FT.)	OCCUPANCY:	B
(AFFECTED PORTION OF APN 363-051-20)		BUILDING:	
		BUILDING AREA:	6452 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:	6 STALLS
		TOTAL PARKING PROVIDED:	206 STALLS



Carport Section 3/8" A

Enlarged CUP / SPR Site Plan



1465 North Van Ness Avenue
Fresno, California 93728
559-442-6642 voice
559-485-9081 fax

Project Architect

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

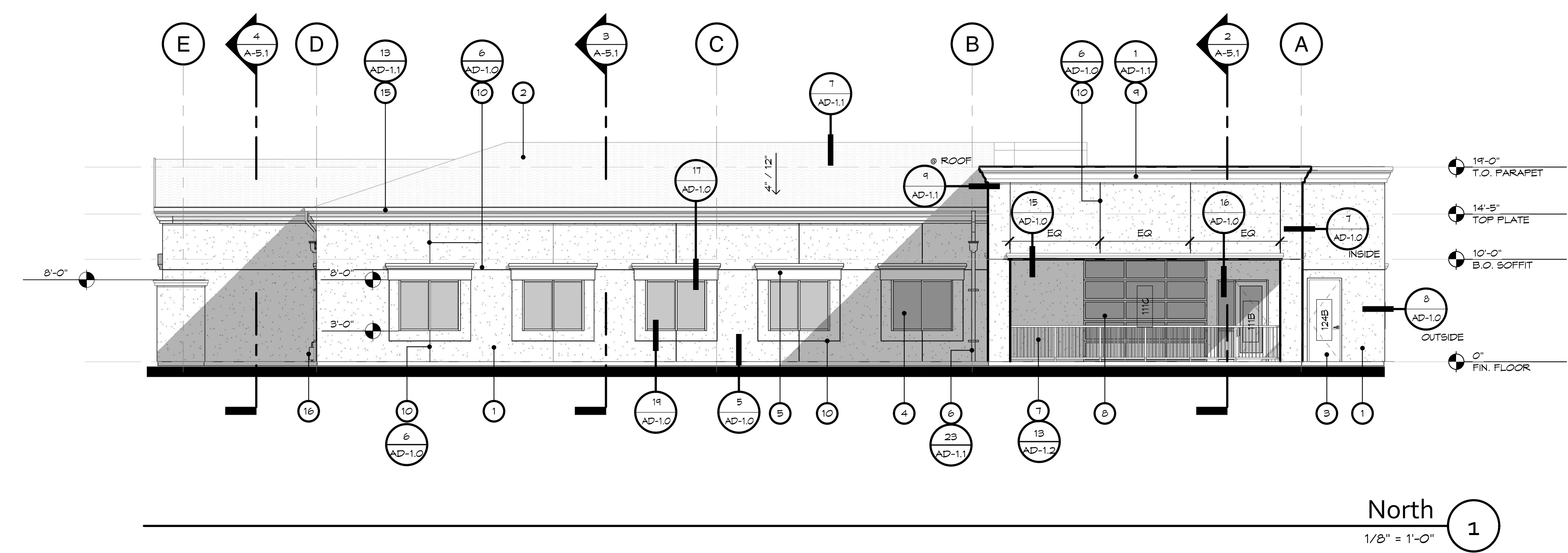
Owner
O'Neill Vintners & Distillers
8418 South Lac Jac Avenue
Parlier, California 93648

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

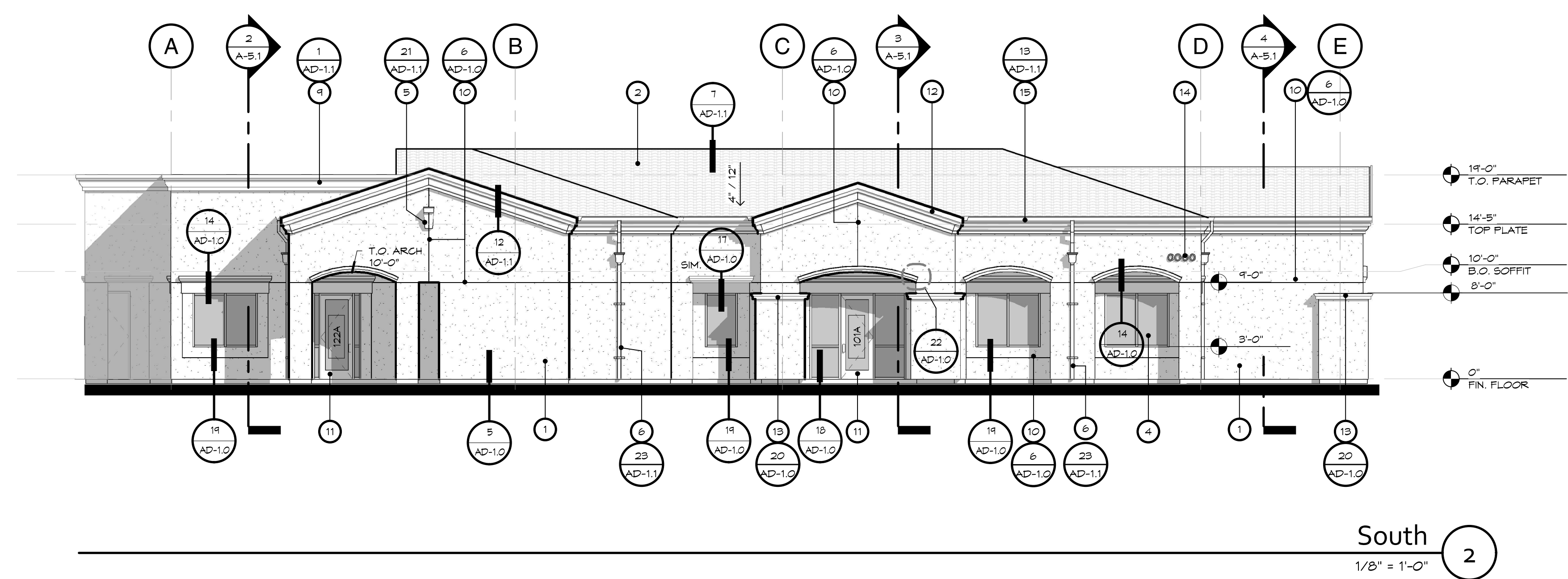
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Scale	
Project Manager	JEFF JONES
Project Number	18-052
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North
1/8" = 1'-0" 1



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

Keyed Elevation Notes

- 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) w/ WIRE MESH w/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) w/ SHEATHING. PROVIDE GSM 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.
- GSM 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).
- GSM 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
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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.



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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'm't	
Site Plan Review	3/13/18
Bidding	
Plan Check	

Revisions

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Scale

1/8" = 1'-0"

Project Manager
TODD CLARK

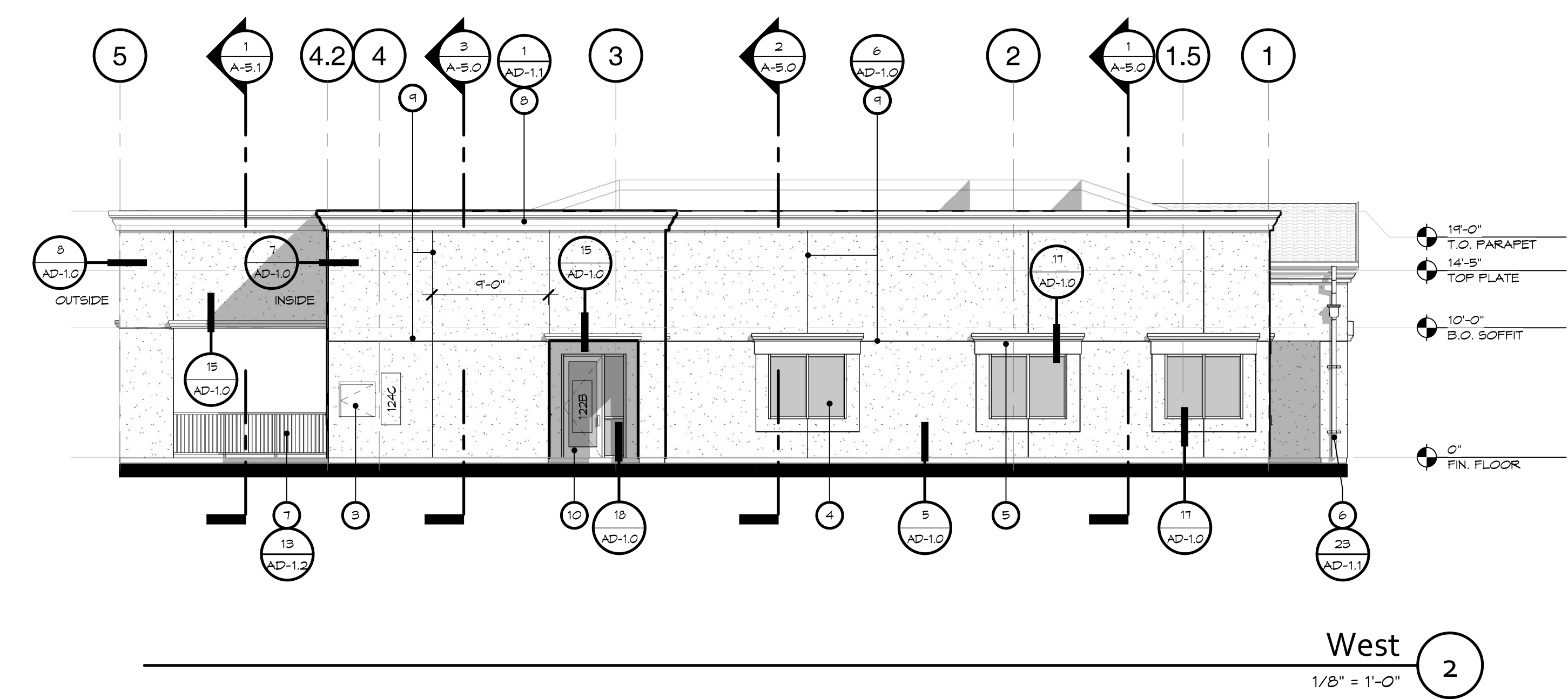
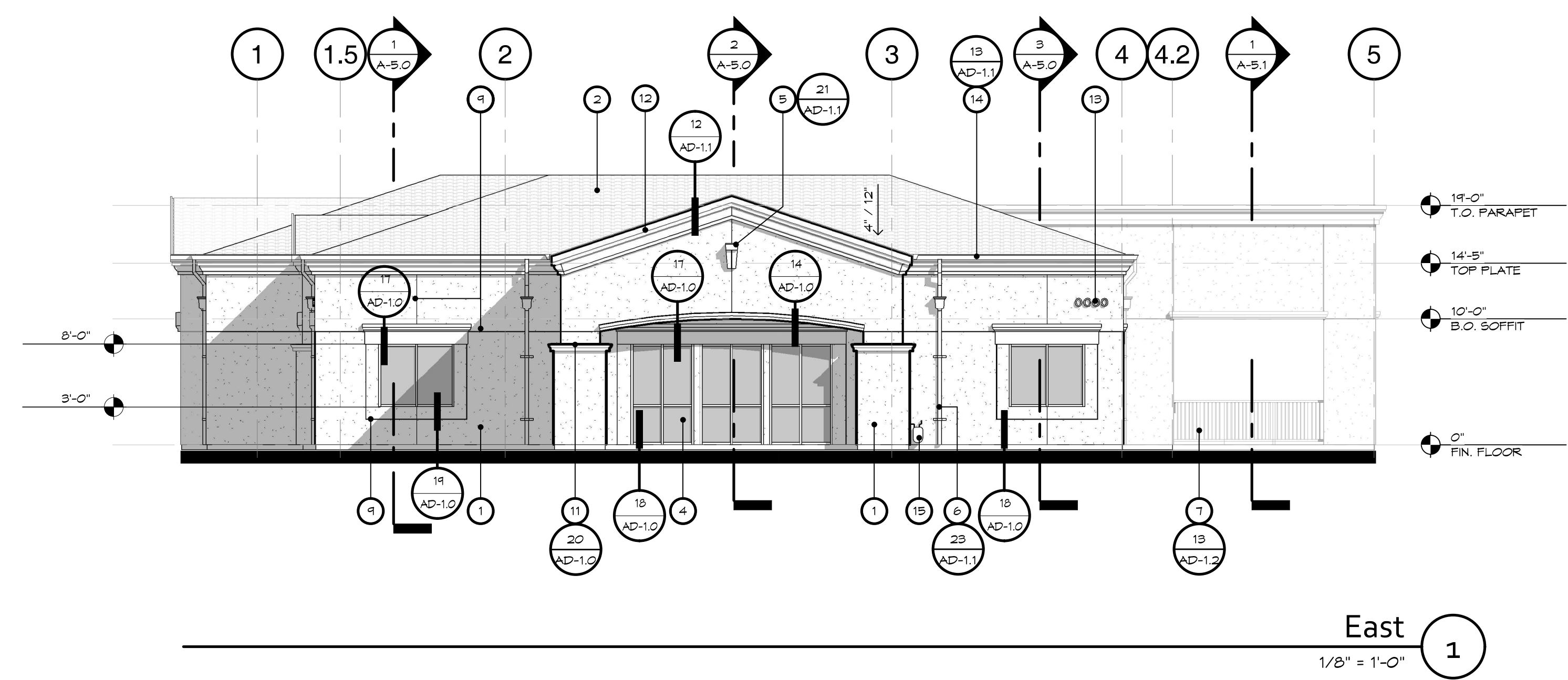
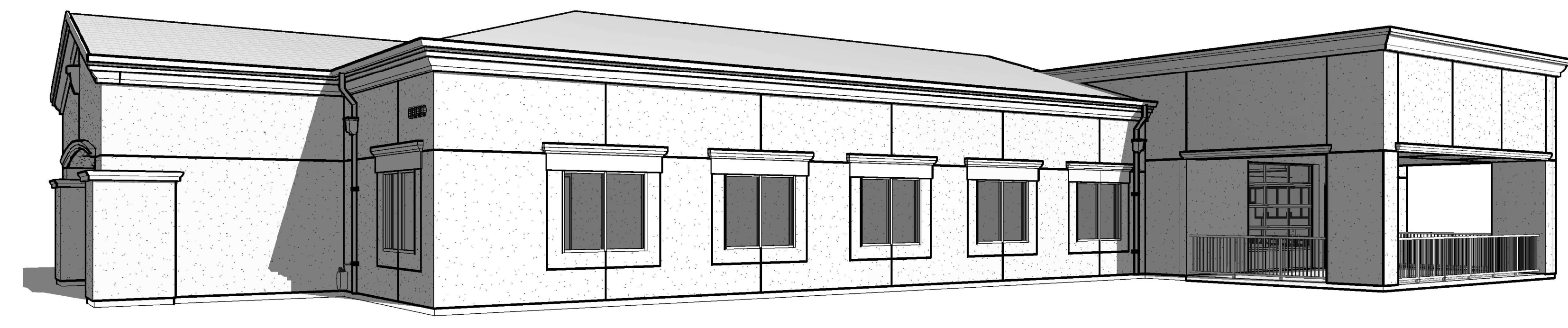
Project Number
18-032

Sheet

Exterior Elevations

A-3.0

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Keyed Elevation Notes

- 1 3-GOAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) 2/ WIRE MESH 2/ WEATHER BARRIER (TYVEK OR APPROVED EQUAL) 2/ SHEATHING, PROVIDE 65M NEEP SCREED AT BASE (TYP.) REFER TO COLOR/MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY W/ LATEST CBC CHAPTER 25.
- 2 ROOF TILE OVER #30 FELT. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 3 INDICATES 2'-6" X 2'-6" HOLLOW METAL ACCESS DOOR (GUT FROM FULL SIZE DOOR). PROVIDE DRIP AT HEAD AND FULL WEATHERSTRIPPING. PROVIDE LOCKSET OR DEADBOLT-KEY TO MATCH ELECTRICAL ROOM.
- 4 ALUMINUM CENTER LOADED STOREFRONT (KAMNEER 'TRI-FAB' 451 SERIES 2' X 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 5 E.P.S. FOAM SHAPE WITH SMOOTH PLASTER FINISH. REFER TO DETAILS AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 6 4 X 4 6.5M (NON-CORRUGATED) DRAIN LEADER FROM CONDUCTOR BOX ABOVE. PROVIDE CAST-IRON INLET TO CONDUIT BELOW GRADE AND/OR FLATWORK AND DAYLIGHT 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 BRICK. PROVIDE DECORATIVE WALL ANCHOR STRAPS AT 5' O.C. MAX. (SUBMIT STRAP DRAWING TO ARCHITECT FOR APPROVAL)
- 7 3'-6" PROUGHIT IRON FENCE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 8 65M PARAPET CAP FLASHING OVER E.P.S. TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.
- 9 EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 10 STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 11 E.P.S. FOAM TRIM WITH SMOOTH PLASTER FINISH. REFER TO COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
- 12 EAVE TRIM. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- 13 STREET ADDRESS NUMERALS LOCATED 50 AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. NUMBERS TO BE CLEAR ANODIZED ALUMINUM FINISH (1/2" HIGH TRAJAN PRG MEDIUM FONT).
- 14 65M FASCIA GUTTER. REFER TO METAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION.
- 15 GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

Color / Material Schedule

Mark	Material	Color	Manufacturer
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NOTES

1. 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.
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Project Architect

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

Owner
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8435 South Lac Jac Avenue
Parlier, California 93648

Publishing Status

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

Revisions

Scale

1/8" = 1'-0"

Project Manager
TODD CLARK

Project Number
18-052

Sheet

Exterior Elevations

A-3.1



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

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 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 WITH MITIGATION
INCORPORATED:

Upon reviewing the subject Initial Study No. 7645 during public review period, the California Department of Toxic Substances Control (CDTSC) indicated that the project site activities can potentially result in the release of hazardous wastes/substances and recommended that steps shall be taken to reduce the impact. As such, prior to the issuance of building permits, the project will be adhering to the following recommendation made by CDTSC and noted below as mitigation measures in bold/underline.

* **Mitigation Measures**

1. **If buildings or other structures are to be demolished on any project sites included in the proposed project, prior to the issuance of building permits, surveys shall be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings shall be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).**
2. **If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, prior to the issuance of building permits, proper sampling shall be conducted to ensure that the imported soil is free of contamination and the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).**
3. **If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, prior to issuance of building permits, the current and former agricultural lands shall be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) (<https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).**

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

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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**