



County of Fresno

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

July 14, 2020

Matt Towers
8418 S. Lac Jac
Parlier CA 93648

Dear Applicant:

Subject: Resolution No. 12827 – Classified Conditional Use Permit Application No. 3669

On June 25, 2020, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at jshaw@fresnocountyca.gov or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner
Development Services and Capital Projects Division

JS:ksn

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Enclosure



Inter Office Memo

DATE: June 25, 2020

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12827 - CLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3669

APPLICANT: Matt Towers

OWNER: Jeff O'Neill

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

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

PLANNING COMMISSION ACTION:

At its hearing of June 25, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Hill and seconded by Commissioner Carver to adopt the recommended Findings of Fact for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit No. 3669, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Classified Conditional Use Permit Application No. 3669

Staff: The Fresno County Planning Commission considered the Staff Report dated June 25, 2020, and heard a summary presentation by staff.

Applicant: The Applicant concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The proposed increase in storage capacity does not equate to an increase in processing volume.
- The proposed tanks will increase the safety of the operation by allowing the segregation of distilled spirits, which are more flammable, from the rest of the winery operation. The distilled spirits storage area is located to the west of the main winery facility.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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

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

Conditions of Approval reference required Conditions for the project.

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

EXHIBIT B