



Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D.
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Gavin Newsom
Governor

Governor's Office of Planning & Research

DEC 24 2019

STATE CLEARINGHOUSE

December 24, 2019

Mr. Ejaz Ahmad
County of Fresno
2220 Tulare Street, Sixth Floor
Fresno, California 93721

MITIGATED NEGATIVE DECLARATION FOR INITIAL STUDY NO. 7645 (ZUMWALT CONSTRUCTION ON BEHALF OF O'NEIL VINTNERS AND DISTILLERS) – DATED DECEMBER 2019
(STATE CLEARINGHOUSE NUMBER: 2019129025)

Dear Mr. Ahmad:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Initial Study No. 7645 (Zumwalt Construction on behalf of O'Neil Vintners and Distillers).

The project will include the construction of a 6,952 square-foot office building, the expansion and renovation of an existing parking lot and the development of 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 Zone District.

DTSC recommends that the following issues be evaluated in the MND, Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for project site activities to result in the release of hazardous wastes/substances. In instances in which releases may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should 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 should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should 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).

3. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to *DTSC's 2001 Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
4. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands 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>).

DTSC appreciates the opportunity to review the MND for the Initial Study No. 7645 (Zumwalt Construction on behalf of O'Neil Vintners and Distillers). Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Mr. Ejaz Ahmad
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If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gavin McCreary", with a stylized flourish at the end.

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
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