DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report
U-08-10 – Minor Revision 1 (MR1)

Application No. U-08-10-MR1 **Project Planner:** Stevie Villatoro, Associate Planner	**Meeting of June 5, 2025**
Applicant Campbell Soup Supply Company 8380 Pedrick Road Dixon CA 95620	**Property Owner** Campbell Soup Supply Co LLC 8380 Pedrick Road Dixon CA 95620

Action Requested
Consideration of Revision No. 1 to Minor Use Permit Application No. U-08-10 for Campbell Soup Supply Company to replace an existing 67-foot-tall Sanitary Flash Cooler (198 sq. ft. footprint) with a 66-foot-tall Aseptic Flash Cooler on a 100 sq. ft. foundation, located at 8380 Pedrick Road ½ mile from the City of Dixon (downtown) in the "MG-3" Manufacturing General Zoning District, APN 0111-050-110.

Property Information

Size: 29.18 acres	**Location:** 8380 Pedrick Road Dixon
APNs: 0111-050-110	
Zoning: Manufacturing General 3-ac. minimum (MG-3)	**Land Use:** Agricultural Processing
General Plan: Limited Industrial	**Ag. Contract:** N/A
Utilities: Private well/septic system	**Access:** Pedrick Road

Adjacent General Plan Designation, Zoning District, and Existing Land Use

	General Plan	Zoning	Land Use
North	Limited Industrial	Industrial-Agricultural Services	Agriculture
South	Limited Industrial	Industrial-Agricultural Services	Industrial
East	Agriculture	Exclusive Agricultural 40-acre	Agriculture
West	Incorporated Area	Campus Mixed Use	Agriculture

Environmental Analysis
An Addendum to the Mitigated Negative Declaration adopted September 18, 2008, for the Campbell Soup Supply Company Project (State Clearinghouse No. 2008082088) has been prepared pursuant to CEQA Guidelines Section 15164.

Motion to Approve
Staff recommends that the Zoning Administrator **ADOPT** the attached resolution and CEQA Addendum with respect to the enumerated findings and **APPROVE** Revision No. 1 to Use Permit U-08-10 subject to the recommended conditions of approval.

DISCUSSION

Setting

The project site is in northern Solano County, approximately ½ mile northeast of the City of Dixon at 8380 Pedrick Road. The property consists of a single parcel (APN 0111-050-110) totaling 29.18 acres. According to the Solano County General Plan, the site is designated as Limited Industrial, which when applied to areas northeast of Dixon, is intended for uses related to agriculture. Permitted uses in this designation include agricultural processing, storage, or sales of products for commercial agriculture, and corporation yards for the storage and maintenance of agricultural equipment.

The property is zoned Manufacturing General with a 3-acre minimum (MG-3) and is currently developed with one domestic well, three agricultural wells, a private sewage disposal system, a main processing plant, and various ancillary facilities for tomato and juice processing. Access is provided from Pedrick Road.

Surrounding Land Use

The surrounding area is predominantly agricultural. A truck repair facility is located directly south of the project site.

PROJECT DESCRIPTION

Existing Use

The subject property is developed with a tomato processing facility originally constructed in 1976 under the name Dixon Canning Corporation. The facility was rebranded as Campbell Soup Supply Company in the late 1990s. In 2008, Minor Use Permit U-08-10 was approved by the County to allow processing equipment and the primary building to exceed the 50-foot height limit in the MG-3 (Manufacturing General, 3-acre minimum) zoning district.

Proposed Project Revision

The applicant is requesting approval of a revision to Use Permit U-08-10 to allow replacement of an existing 67-foot-tall Sanitary Flash Cooler with a new 66-foot-tall Aseptic Flash Cooler. The new equipment will be located on a 100-square-foot foundation and include an adjacent 35-foot-tall stair tower. It will be situated next to the existing filler building. The existing Sanitary Flash Cooler will be decommissioned and removed once the new system becomes operational.

The proposed change represents an operational upgrade to improve processing efficiency. No increase in production capacity or expansion of the overall facility footprint is proposed. All other aspects of the permitted use will remain unchanged.

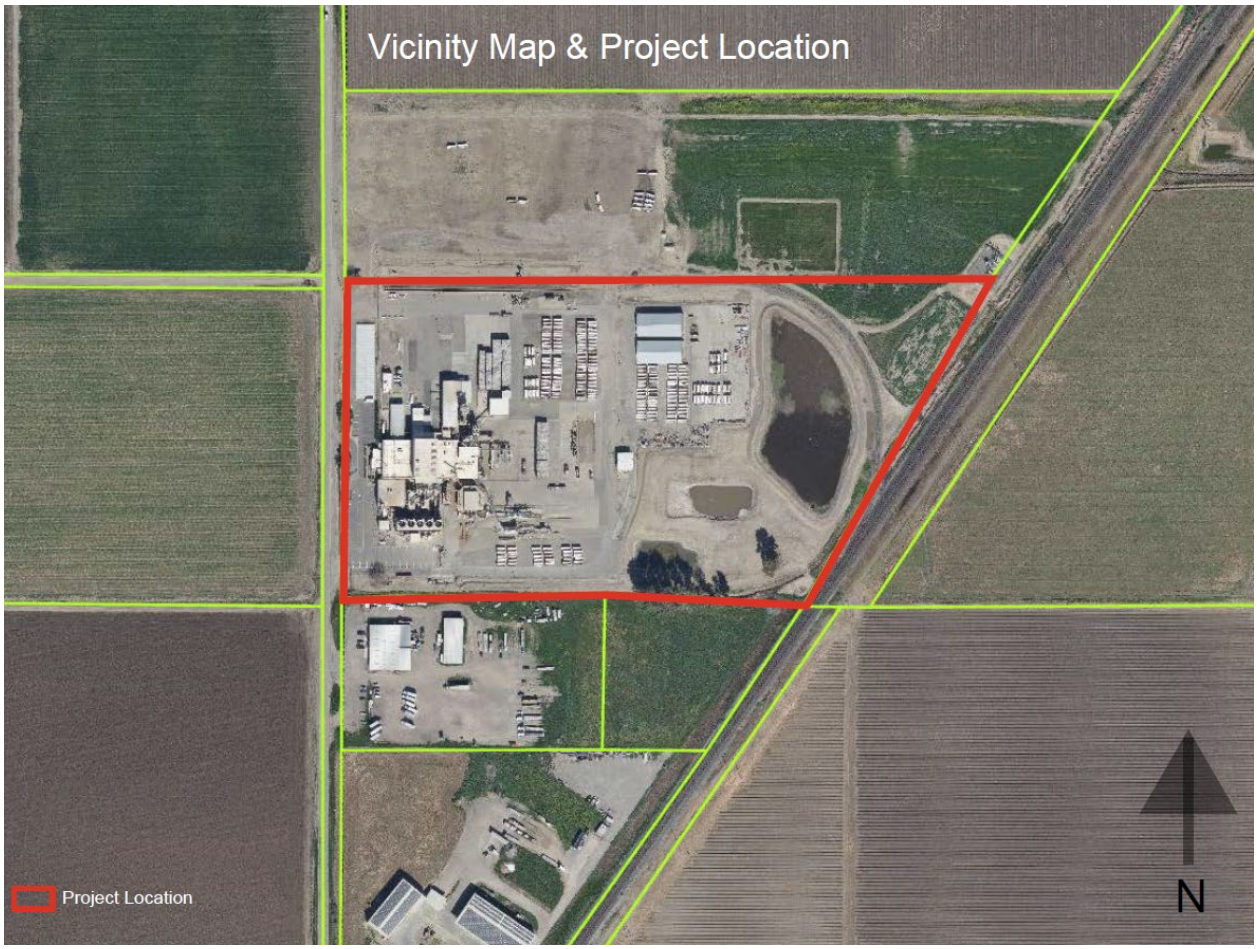


Figure 1: Vicinity Map and Project Location

LAND USE CONSISTENCY

General Plan

The project site is designated Limited Industrial by the General Plan Land Use Diagram (Figure LU-1) of the Solano County General Plan and is zoned Manufacturing General, 3-acre minimum (MG-3). The site is located northeast of Dixon, where the Limited Industrial designation is intended for uses related to agriculture, including processing.

The existing MG-3 zoning is consistent with the General Plan designation and allows for general manufacturing, industrial, and processing uses. The parcel exceeds the minimum lot size requirement of three acres for the MG-3 zoning district. General manufacturing is an allowed land use in this zone, subject to applicable regulations and permitting requirements.

Zoning

General Standards: The proposed facility will comply with all applicable requirements outlined in Section 28.77.10 of the Solano County Code, provided it operates in accordance with the recommended conditions of approval.

Specific Standards: The property is zoned Manufacturing General, 3-acre minimum (MG-3), where general manufacturing uses are permitted by right and subject to the performance standards outlined in Section 28.95 of the Solano County Code.

As proposed and conditioned, this project will comply with all applicable zoning and performance standards as described.

ENVIRONMENTAL ANALYSIS (CEQA)

The Department has prepared an Addendum to the Mitigated Negative Declaration adopted September 18, 2008, for the Campbell Soup Supply Project (State Clearinghouse No. 2008082088) pursuant to CEQA Guidelines Section 15164. The Addendum demonstrates that the project proposed by Revision 1 to Use Permit U-08-10 will not result in new significant impacts or substantially increase the severity of previously disclosed impacts beyond those already identified in the Campbell Soup Supply Company project and addressed in the certified Mitigated Negative Declaration. The Addendum demonstrates that only minor technical changes and additions are necessary to the Mitigated Negative Declaration, and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred. The project will not increase the development footprint or result in any impacts not already analyzed in the Mitigated Negative Declaration. Refer to Attachment D for the Addendum to the adopted Mitigated Negative Declaration.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC OUTREACH

In accordance with the County's Good Neighbor Policy, the applicant conducted public outreach to residents within a ½ mile radius of the project site. Informational fliers were mailed, including the project location, photo simulations, a project description, and an invitation for neighbors to provide feedback or express concerns. As of May 20th, no responses have been received.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Revision No. 1 of Use Permit No. U-08-10, subject to the recommended conditions of approval.

Attachments:
A. Draft Resolution
B. Development Plans
C. Public Notice
D. CEQA Addendum
E. Mitigated Negative Declaration

VIEW FROM NORTH

Campbell's

DIXON PLANT
CAMPBELL SOUP SUPPLY CO.
FLASH COOLER INSTALLATION
8380 PEDRICK RD, DIXON CA 95620

PROJECT TEAM

OWNER
CAMPBELL'S SOUP
8380 PEDRICK ROAD
DIXON, CA95620
(916) 416-8663

ARCHITECT
SIGERSON ARCHITECTS
P.O. BOX 1836
FAIROAKS, CA95628
(916) 863-6470

STRUCTURAL ENGINEER
VE SOLUTIONS,
P.O. BOX 2692
CARMICHAEL, CA 95608-2692
(916) 565-0519

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER	0111050110
JURISDICTION	SOLANOCOUNTY
SITEAREA	29.34 ACRES
OCCUPANCY	F-2
CONSTRUCTION TYPE:	VB
REMODEL AREA	800 S.F.
OCCUPANTLOAD	2
FIRESPRINKLERS	NOTREQUIRED

SCOPE OF WORK

THIS IS AN INSTALLATION OF A PRE-MANUFACTURED STEEL TOWER ASSEMBLY FOR PROCESSING TOMATO PASTE AT AN EXISTING FACILITY

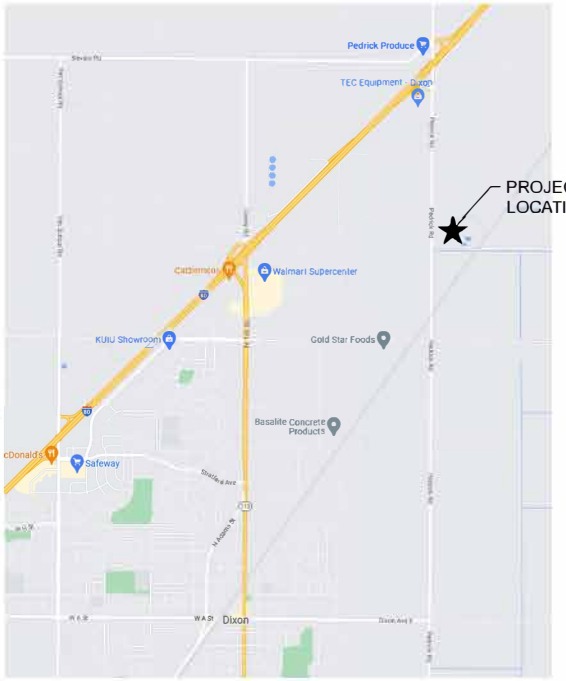
THIS SUBMITTAL IS FOR THE FOUNDATION ONLY FOR THE PROJECT - REMAINDER OF PROJECT DESIGN TO BE SUBMITTED UNDER A SUBSEQUENT SUBMISSION.

THIS PROJECT WILL ULTIMATELY CONSIST OF NEW CONCRETE FOUNDATIONS, NEW FREE STANDING STEEL STAIR TOWER, CONCRETE RAMP, ERECTION OF A PRE-MANUFACTURED FLASH COOLING TOWER & PIPING TO CONNECT THE TOWER PIPING INTO THE PLANT'S EXISTING PROCESSING SYSTEM

CODE INFORMATION

CONSTRUCTION TO CONFORM TO:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE



VICINITY MAP
SCALE: NTS

SITE MAP
SCALE: NTS

SHEET INDEX

DRAWING NO.	SHEET NO.	DRAWING TITLE	REVISION NO.	ISSUE	REVISION DATE
DIX-814855-A-0	1	COVER SHEET	A	FOR FOUNDATION PERMIT	
DIX-814856-A-1	2	SITE PLAN	A	FOR FOUNDATION PERMIT	
DIX-814857-A-1	3	GROUND LEVEL FLOOR PLAN	A	FOR FOUNDATION PERMIT	
DIX-814858-A-1	4	UPPER LEVEL PLANS	A	FOR FOUNDATION PERMIT	
DIX-814859-A-2	5	ELEVATIONS	A	FOR FOUNDATION PERMIT	
DIX-814860-A-3	6	SECTIONS	A	FOR FOUNDATION PERMIT	
DIX-814861-A-5	7	DETAILS	A	FOR FOUNDATION PERMIT	
DIX-814871-S-0	8	STRUCTURAL GENERAL NOTES 1	A	FOR FOUNDATION PERMIT	
DIX-814872-S-0	9	STRUCTURAL GENERAL NOTES 2	A	FOR FOUNDATION PERMIT	
DIX-814873-S-1	10	STRUCTURAL FOUNDATION PLAN & SECTIONS	A	FOR FOUNDATION PERMIT	

LICENSED ARCHITECT
SAXON SHANE SIGERSON
C-26404
9/30/25
RENEWAL DATE
STATE OF CALIFORNIA

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Architect
Sigerson Architects
P.O. Box 1836
Fair Oaks, California 95628
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REV	REVISION DESCRIPTION	PROJECT NO.

ISSUE DATE	BY	CHECKED	ENGR APVD

REV	REVISION DESCRIPTION
A	FOUNDATION PERMIT REVIEW

ISSUE DATE	BY	CHECKED	ENGR APVD
4/7/25	SSS	TH	

DRAWN	DATE
SSS	4/7/25
ENGR APVD	DATE
BUILDING	
PROJECT NO. TBD	PROJECT NAME FLASH COOLER INSTALLATION

SCALE: NONE (DO NOT SCALE THIS DRAWING)

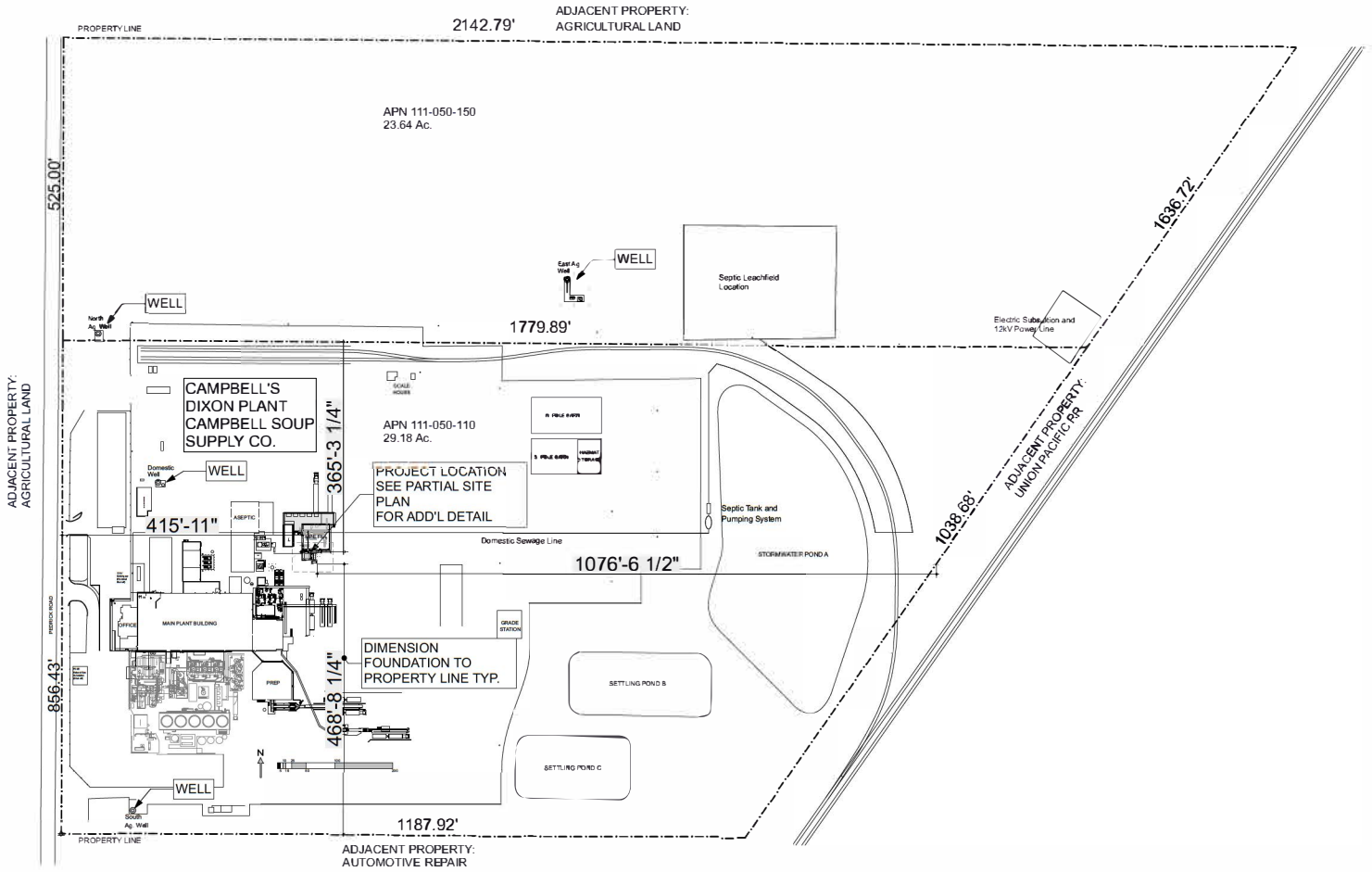
CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

TITLE SHEET

DRAWING NO. DIX-814855-A-0 REV

DRAWING SIZE D SHEET 1 OF 10



SITE PLAN

SCALE: 1" =100'

NORTH

LICENSED ARCHITECT
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REV	REVISION DESCRIPTION	PROJECT NO.
B	PLANNING REVIEW	

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B	FOUNDATION PERMIT REVIEW

ISSUE DATE	BY	CHECKED	ENGR APVD
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ENGR APVD:	DATE:
BUILDING:	
PROJECT NO.: TBD	PROJECT NAME: FLASH COOLER INSTALLATION

SCALE: NONE (DO NOT SCALE THIS DRAWING)

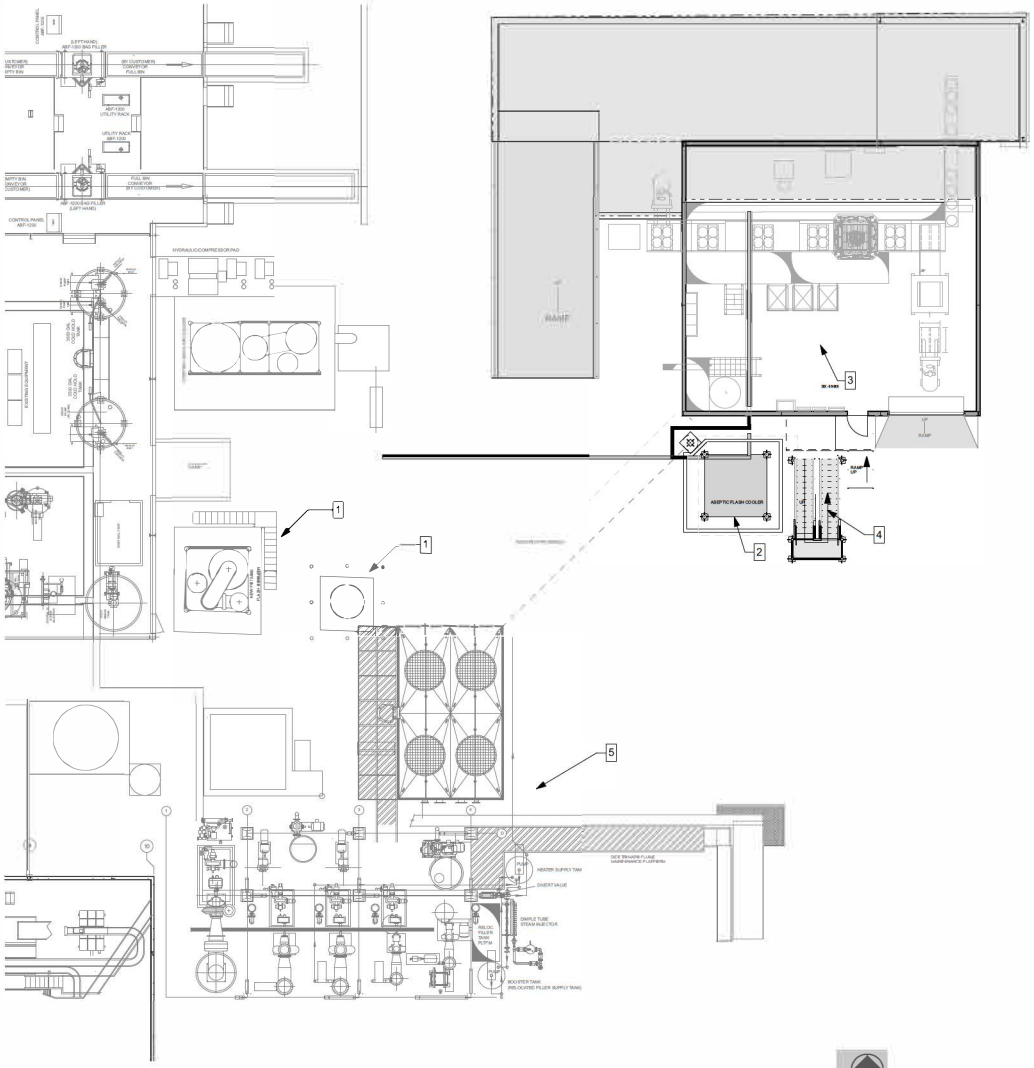
CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

SITE PLAN

DRAWING NO.: DIX-814862-A-2 REV: B

DRAWING SIZE D SHEET 4 OF 10



PARTIAL SITE PLAN

SCALE: 1" = 10'

NORTH

BIRDSEYE VIEW FROM NORTH

NOT TO SCALE

KEYED SHEET NOTES

1. (E) FLASH COOLING TOWER
2. INSTALL OWNER SUPPLIED FLASH COOLING TOWER 10' X 10' X 65' ON CONC. FOUNDATION
3. E) FILLER BUILIDING
4. CONSTRUCT FREE STANDING STAIR TOWER
5. (E) TOMATO PROCESSING EQUIP.

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ENGR APVD	
DATE	
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PROJECT NO.	TBD
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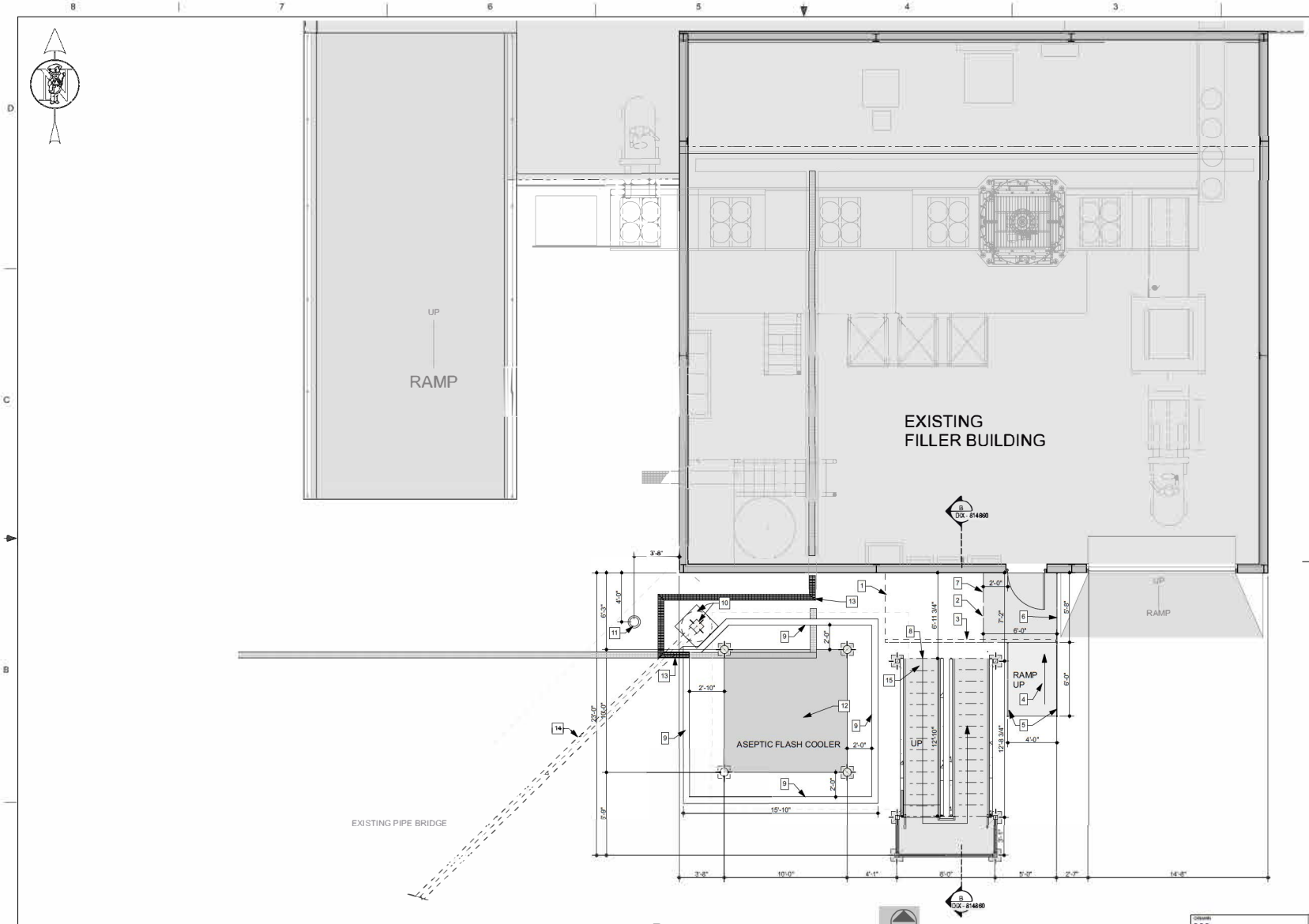
CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

SITE PLAN

DRAWING NO. DIX-814856-A-1 REV

DRAWING SIZE D SHEET 2 OF 10



GROUND LEVEL

SCALE: 1/4" = 1'-0"

NORTH

KEYED SHEET NOTES

1. (E) RAMP TO BE REMOVED
2. (E) CONC. LANDING TO REMAIN - CONFIRM NEW CONC. FOUNDATION WORK @ STAIR TOWER DOES NOT CONFLICT
3. REMOVE (E) RAILING
4. CONC. RAMP - 1:12 SLOPE MAX. - 6" THICK - 5 SACK MIX - BROOM FINISH - OVER 4" CLEAN CRUSHED 3/4" ROCK
5. INSTALL PIPE RAIL TO MATCH (E) RAILING
6. (E) RAILING TO REMAIN
7. STEP DOWN - 7" MAX. - VERIFY
8. STAIRS UP - RISERS 7" MAX. TREADS 11" MIN.
9. 6" HIGH CONC. CURB - SEE S SHEETS
10. (E) COLUMN & FOUNDATION FOR PIPE BRIDGE BEAM ABOVE
11. (E) CONC. CHRISTY BOX FOR GROUND ROD TO REMAIN
12. INSTALL OWNER SUPPLIED FLASH COOLING TOWER 10' X 10' X 65' ONCONC. FOUNDATION - SEE S SHEETS
13. (E) TRENCH DRAIN TO BE REMODELED - SEE 1 / DIX814861-A-5
14. (E) OVERHEAD PIPE BRIDGE
15. ELEVATION @ TOP OF FIRST STAIR TREAD = 0'-0"

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BUILDING	
PROJECT NO.: TBD	PROJECT NAME: FLASH COOLER INSTALLATION

SCALE: NONE (DO NOT SCALE THIS DRAWING)

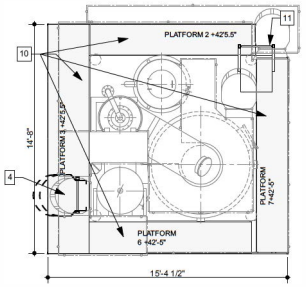
CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

GROUND LEVEL FLOOR PLAN

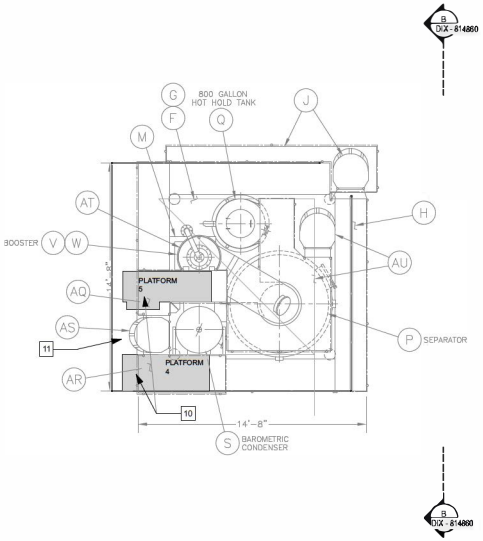
DRAWING NO.: DIX-814857-A-1 | REV:

DRAWING SIZE D | SHEET 3 OF 10



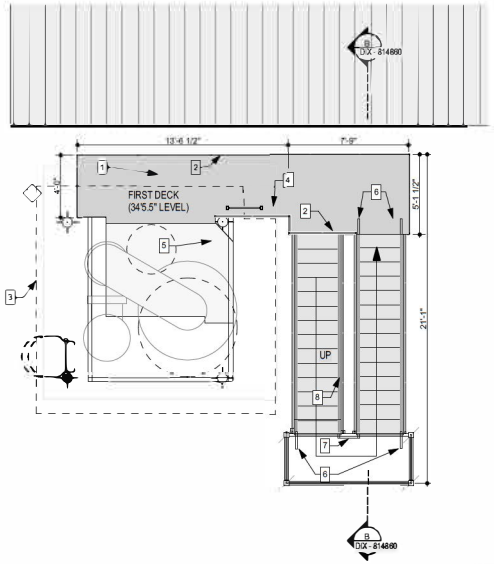
SECOND DECK

SCALE: 1/4" = 1'-0"



THIRD DECK

SCALE: 1/4" = 1'-0"



FIRST DECK

SCALE: 1/4" = 1'-0"

FIRST AND SECOND DECKS

KEYED SHEET NOTES

1. NEW DECK - SEES SHEETS FOR SPECS
2. 42" HIGH GUARD RAIL
3. LINE OF DECKS ABOVE
4. LADDER UP
5. (E) DECK
6. 12" HAND RAIL EXTENSION ALL STAIR LANDINGS
7. INTERIOR HANDRAILS TO BE CONTINUOUS UP & AROUND STAIR LANDING - TYP ALL STAIR LANDINGS
8. STAIR TREADS TO BE 11" X 36" FIBER UNITS
9. STAIR LANDING TO BE STEEL FRAMED - SEE S SHEETS
10. INSTALL (E) OWNER SUPPLIED STEEL PLATFORMS - PLATFORMS CONTAIN INTEGRAL 42" HIGH GUARDRAILS & TOE BOARDS
11. LADDER DOWN

NORTH

LICENSED ARCHITECT SAXON SHANE SIGERSON C-26404 9/30/25 RENEWAL DATE STATE OF CALIFORNIA

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BUILDING	

PROJECT NO.	PROJECT NAME
TBD	FLASH COOLER INSTALLATION

SCALE: NONE (DO NOT SCALE THIS DRAWING)

CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

UPPER LEVEL FLOOR PLANS

DRAWING NO. DIX-814858-A-1 REV

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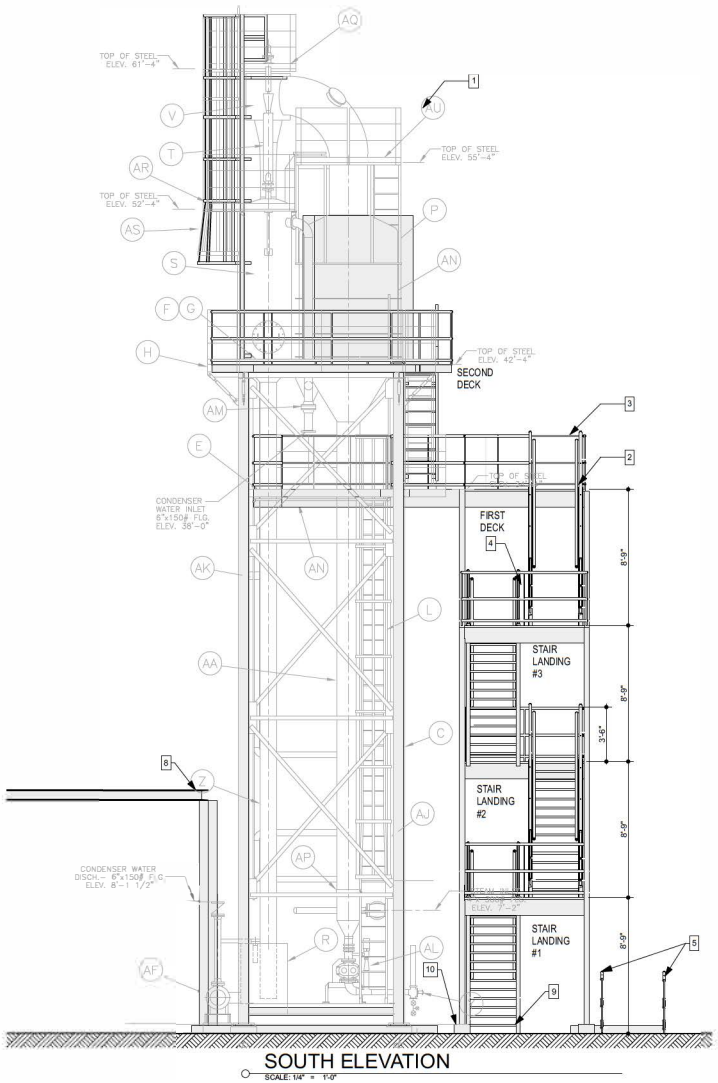
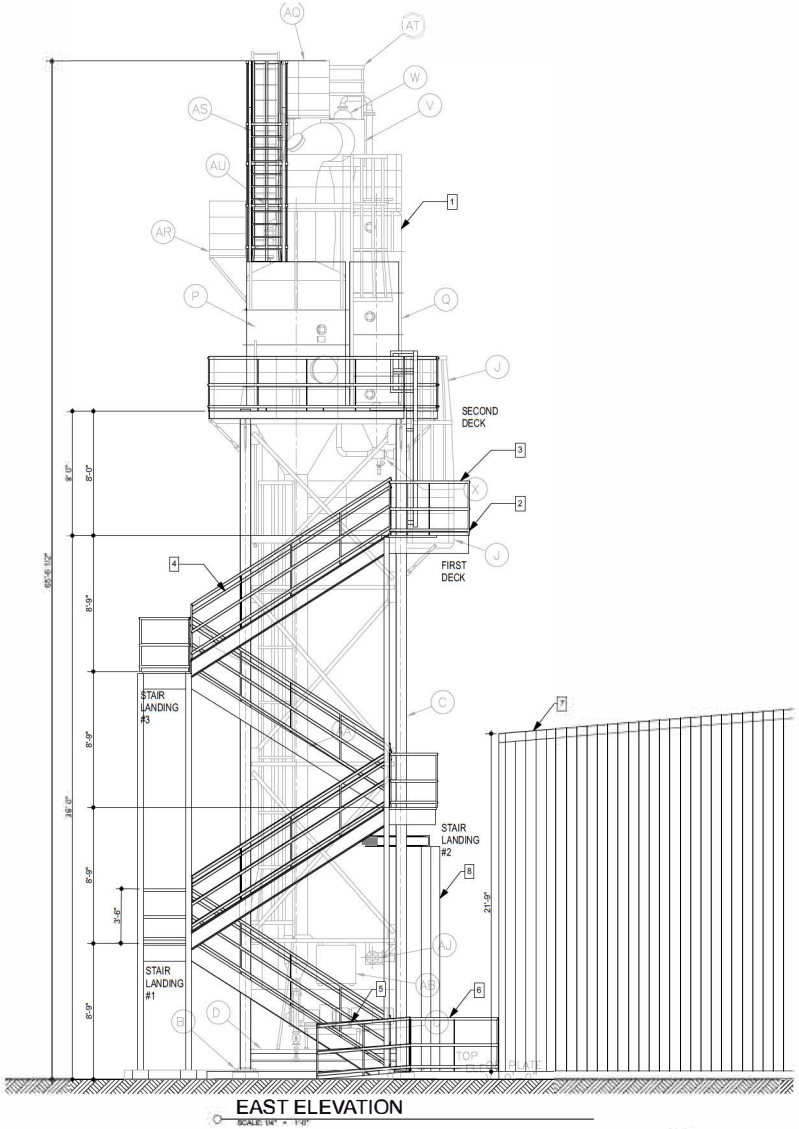


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

KEYED SHEET NOTES

1. INSTALL OWNER SUPPLIED FLASH COOLING TOWER 10' X 10' X 65' ON CONC. FOUNDATION - SEE S SHEETS
2. CONSTRUCT FREE STANDING STAIR TOWER
3. 42" HIGH GUARDRAIL @ STAIR LANDINGS & ENTIRE RUN OF STAIRS -SEE 2 / DIX814861-A-5
4. 36" HIGH HANDRAIL @ STAIRS - SEE 2 / DIX814861-A-5
5. INSTALL PIPE RAIL TO MATCH (E) RAILING
6. (E) RAILING TO REMAIN
7. (E) FILLER BUILDING
8. (E) COLUMN & BEAM FOR PIPE BRIDGE
9. ELEVATION @ TOP OF FIRST STAIR TREAD = 0'-0" -
10. COORDINATE TOWER BASE PLATE ELEVATION WITH SLOPING (E) CONCRETE SLAB FOR 7" HIGH STEP ONTO FIRST STAIR TREAD

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CAMPBELL SOUP COMPANY
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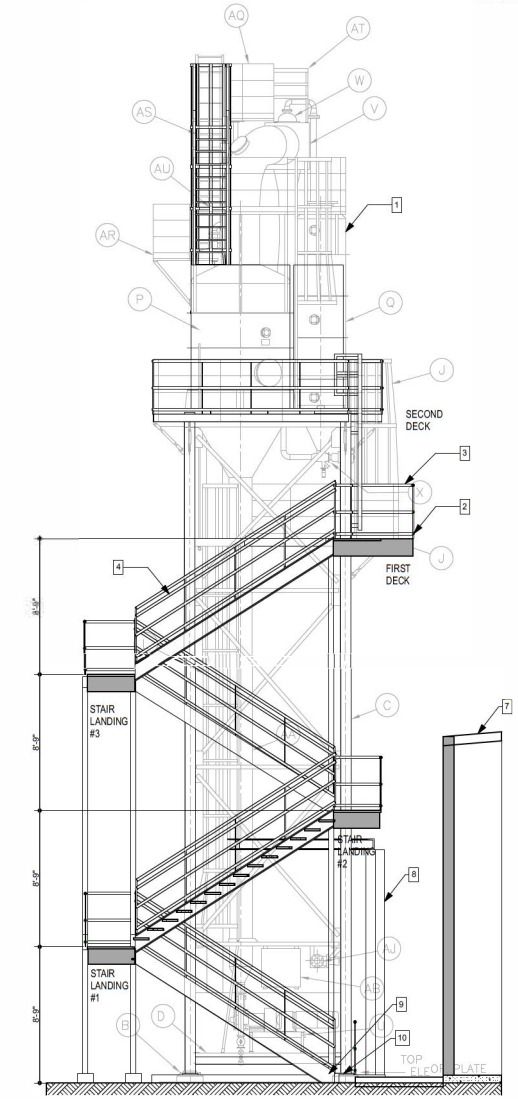
ARCHITECTURAL FLASH COOLER INSTALLATION

ELEVATIONS

DRAWING NO. DIX-814859-A-2 REV

DRAWING SIZE D SHEET 5 OF 10



B SECTION

SCALE: 1/4" = 1'-0"

KEYED SHEET NOTES

1. INSTALL OWNER SUPPLIED FLASH COOLING TOWER 10' X 10' X 65' ON CONC. FOUNDATION - SEE S SHEETS
2. CONSTRUCT FREE STANDING STAIR TOWER
3. 42" HIGH GUARDRAIL @ STAIR LANDINGS & ENTIRE RUN OF STAIRS - SEE 2 / DIX814861-A-5
4. 36" HIGH HANDRAIL @ STAIRS - SEE 2 / DIX814861-A-5
5. INSTALL PIPE RAIL TO MATCH (E) RAILING
6. (E) RAILING TO REMAIN
7. (E) FILLER BUILDING
8. (E) COLUMN & BEAM FOR PIPE BRIDGE
9. ELEVATION @ TOP OF FIRST STAIR TREAD = 0'-0" -
10. COORDINATE TOWER BASE PLATE ELEVATION WITH SLOPING (E) CONCRETE SLAB FOR 7" HIGH STEP ONTO FIRST STAIR TREAD

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SAXON SHANE SIGERSON
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PROJECT NO.	TBD
PROJECT NAME	FLASH COOLER INSTALLATION

SCALE: NONE (DO NOT SCALE THIS DRAWING)

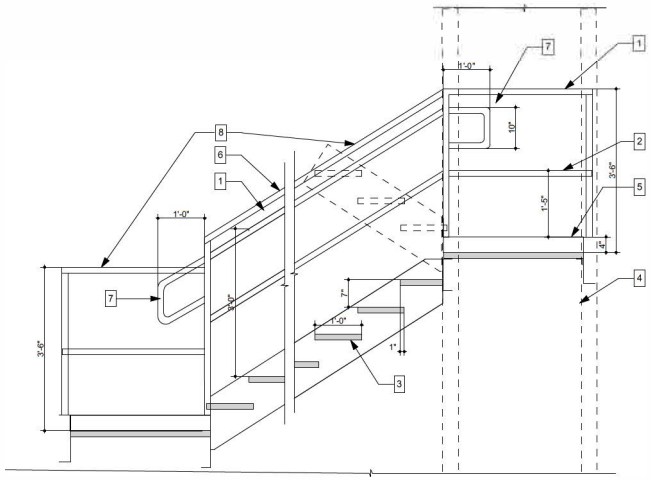
CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

SECTION

DRAWING NO. DIX-814860-A-3 REV

DRAWING SIZE D SHEET 6 OF 10

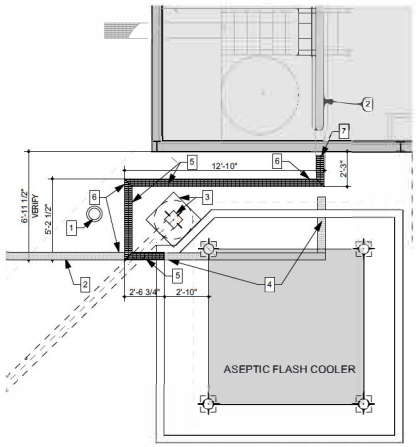


KEYED SHEET NOTES

1. 1 5/8" OUTSIDE DIA. ROUND STEEL PIPE HANDRAIL & GUARDRAIL - PAINT
2. 1 5/8" OUTSIDE DIA. ROUND STEEL PIPE MID-RAIL - PAINT
3. 1 1/2" THICK FIBER GRATING TREAD W/OPEN RISER
4. STEEL COLUMN - PAINT
5. 4" HIGH STEEL TOE BOARD - PAINT
5. GUARD MIN. 42" ABOVE STAIR NOSINGS
7. HANDRAIL EXTENSIONS 1'-0" TOP & BOTTOM
8. INSTALL GUARD & HANDRAIL ASSEMBLY EA. SIDE OF STAIR

SEE STRUCTURAL SHEETS FOR ADD'L DETAIL

2 STAIR
SCALE: 3/4" = 1'-0"



KEYED SHEET NOTES

1. (E) CONC. CHRISTY BOX FOR GROUND ROD TO REMAIN
2. (E) TRENCH DRAIN - VERIFY & COORDINATE LOCATION W/ ADDTION OF NEW TRENCH DRAIN
3. (E) COLUMN & FOUNDATION FOR PIPE BRIDGE BEAM ABOVE
4. REMOVE (E) TRENCH DRAIN
5. INSTALL POLYCAST 600 SERIES KIT WITH DG0641D SLOTTED DUCTILE IRON GRATE
6. MITER CUT TRENCH DRAIN FOR 90 DEG. TURN
7. LOCATE OUTFALL PIPE FROM TRENCH DRAIN INSIDE FILLER BUILDING - ADAPT TO & INSTALL POLYCAST 600 SERIES KIT WITH DG0641D SLOTTED DUCTILE IRON GRATE

1 TRENCH DRAIN PLAN
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
SAXON SHANE SIGERSON
C-26404
9/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Saxon Sigerson AIA
Architect
Sigerson Architects
P.O. Box 1836
Fair Oaks, California 95628
(916) 883-8470

REV	REVISION DESCRIPTION	PROJECT NO.

ISSUE DATE	BY	CHECKED	ENGR APVD

REV	REVISION DESCRIPTION
A	FOUNDATION PERMIT REVIEW

ISSUE DATE	BY	CHECKED	ENGR APVD
4/7/25	SSS	TH	

DRAWN	DATE
SSS	4/7/25
ENGR APVD	DATE
BUILDING	
PROJECT NO.	PROJECT NAME
TBD	FLASH COOLER INSTALLATION

SCALE: NONE (DO NOT SCALE THIS DRAWING)

CAMPBELL SOUP COMPANY
DIXON, CA

ARCHITECTURAL FLASH COOLER INSTALLATION

DETAILS

DRAWING NO. DIX-814861-A-5 REV

DRAWING SIZE D SHEET 7 of 10

GENERAL:

1. INTERPRETATION OF DRAWINGS & SPECIFICATIONS.
   - 1.1 WHERE APPLICABLE, SPECIFICATIONS HAVE BEEN PREPARED FOR THIS PROJECT AND ARE ARRANGED IN SEVERAL SECTIONS, BUT SUCH SEPARATION SHALL NOT BE CONSIDERED AS THE LIMITS OF THE WORK REQUIRED BY ANY SEPARATE TRADE. THE TERMS AND CONDITIONS OF SUCH LIMITATIONS ARE WHOLLY BETWEEN THE CONTRACTOR AND SUBCONTRACTORS.
   - 1.2 IN GENERAL, THE WORKING DETAILS WILL INDICATE DIMENSIONS, POSITIONS AND KIND OF CONSTRUCTION, AND THE SPECIFICATIONS WILL INDICATE QUALITIES AND METHODS. ANY WORK INDICATED ON THE WORKING DETAILS MENTIONED BUT NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE MATERIALS OR METHODS WILL PREVAIL.
   - 1.3 SHOULD AN ERROR APPEAR IN THE WORKING DETAILS OR SPECIFICATIONS OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE AND IN WRITING. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT HAVING GIVEN SUCH WRITTEN NOTICE AND WITHOUT RECEIVING THE NECESSARY APPROVAL, DECISION OR INSTRUCTION IN WRITING FROM THE OWNER, THEN THEY SHALL HAVE NO VALID CLAIM AGAINST THE OWNER, FOR THE COST OF SO PROCEEDING AND SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT. NO VERBAL APPROVAL, DECISION, OR INSTRUCTION SHALL BE VALID OR BE THE BASIS FOR ANY CLAIM AGAINST THE OWNER, ITS OFFICERS, EMPLOYEES, OR AGENTS. THE FOREGOING INCLUDES TYPICAL ERRORS IN THE SPECIFICATIONS OR NOTATIONAL ERRORS IN THE WORKING DETAILS WHERE THE INTERPRETATION IS DOUBTFUL OR WHERE THE ERROR IS SUFFICIENTLY APPARENT AS TO PLACE A REASONABLY PRUDENT CONTRACTOR ON NOTICE THAT, SHOULD THEY ELECT TO PROCEED, THEY ARE DOING SO AT THEIR OWN RISK.
2. CONSTRUCTION SHALL CONFORM TO THE 2022 CBC AND ALL APPLICABLE CODES AND REGULATIONS.
3. SHOP DRAWING NOTE:
   - 3.1 SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT AT FULL SCALE.
   - 3.2 THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE STRUCTURAL ENGINEER THAT THEY UNDERSTAND THE DESIGN CONCEPT BY INDICATING WHICH MATERIALS THEY INTEND TO FURNISH AND INSTALL, AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS THEY INTEND TO USE.
   - 3.3 PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW TO THE STRUCTURAL ENGINEER. SHOP DRAWING SUBMITTALS SHALL INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO CONCRETE MIX DESIGNS, STRUCTURAL STEEL, REINFORCING STEEL, MASONRY UNITS, GROUT MIX DESIGNS, GLUED LAMINATED BEAMS, AND PRE-FABRICATED WOOD ROOF FRAMING ITEMS SUCH AS I-JOISTS AND TRUSSES WHERE THESE ELEMENTS ARE INDICATED ON THE DRAWINGS.
   - 3.4 PRIOR TO SUBMISSION THE CONTRACTOR SHALL REVIEW ALL SUBMITTALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SHALL STAMP SUBMITTALS AS BEING "REVIEWED FOR CONFORMANCE".
   - 3.5 SHOP DRAWING SUBMITTALS PROCESSED BY THE STRUCTURAL ENGINEER ARE NOT CHANGE ORDERS.
   - 3.6 ANY DETAIL ON THE SHOP DRAWING THAT DEVIATES FROM THE CONTRACT DOCUMENTS SHALL CLEARLY BE MARKED WITH THE NOTE "THIS IS A CHANGE".
   - 3.7 SHOP DRAWINGS OR CALCULATIONS SUBMITTED FOR REVIEW THAT REQUIRE RESUBMITTAL FOR RE-REVIEW SHALL BE BILLED HOURLY FOR SUCH TIME TO THE GENERAL CONTRACTOR. RE-REVIEW WILL NOT PROCEED WITHOUT WRITTEN APPROVAL FROM THE GENERAL CONTRACTOR FOR ADDITIONAL ENGINEERING REVIEW SERVICES.
4. SAFETY NOTE:
   - 4.1 IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION, AND ALL OSHA REQUIREMENTS.
   - 4.2 THE OWNER AND THE STRUCTURAL ENGINEER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
   - 4.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.
5. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHERE A CONFLICT OR A DISCREPANCY OCCURS BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PORTION OF THE CONTRACT DOCUMENTS OR EXISTING FIELD CONDITIONS. SUCH NOTIFICATION SHALL BE GIVEN IN DUE TIME SO AS NOT TO AFFECT THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH STRUCTURAL DRAWINGS PRIOR TO COMMENCING ANY WORK.
6. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT. SHOULD THERE BE ANY QUESTION, CONTACT THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING.
7. WHEN CONSTRUCTION ATTACHES TO AN EXISTING BUILDING, A COMPLETE SET OF DRAWINGS OF THE EXISTING BUILDING SHALL BE KEPT ON THE JOB SITE. CONTRACTOR TO OBTAIN THESE DRAWINGS FROM THE OWNER.
8. ANY SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, OR DETAILS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. SUCH REVIEW WILL BE BILLED ON A TIME AND MATERIALS BASIS TO THE GENERAL CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
9. DO NOT SCALE DRAWINGS. CONTACT THE STRUCTURAL ENGINEER FOR ANY DIMENSIONS NOT SHOWN.
10. THESE DRAWINGS ARE NOT COMPLETE UNTIL REVIEWED AND ACCEPTED BY THE LOCAL BUILDING OFFICIAL AND SIGNED BY THE OWNER AND THE STRUCTURAL ENGINEER.
11. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
12. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE STABILITY OF THIS STRUCTURE DEPENDS ON THE DIAPHRAGMS AND THE BRACING MEMBERS SHOWN. THE CONTRACTOR IS TO PROVIDE FOR THE DESIGN AND CONSTRUCTION OF SHORING FOR ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS. SHORING SHALL REMAIN IN PLACE UNTIL ALL DIAPHRAGMS AND LATERAL RESISTING ELEMENTS ARE IN PLACE IN THEIR ENTIRETY.

CONCRETE AND REINFORCING STEEL:

1. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-19 & ACI 350.
2. THE MINIMUM 28 DAY STRENGTH AND TYPE OF CONCRETE SHALL BE AS FOLLOWS:
   CONCRETE 145 PCF
   f'_c= 3,000 PSI (MINIMUM 5.5 SACKS CEMENT PER CU. YD.)
3. ALL CONCRETE SHALL BE READY-MIX IN ACCORDANCE WITH ASTM-C94.
4. CONCRETE MIX DESIGN SHALL BE REVIEWED BY THE OWNER'S TESTING LABORATORY AND SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER 2019 CBC SECTION 1903.
5. CEMENT SHALL CONFORM TO ASTM C-150 TYPE V.
6. CONCRETE AGGREGATES: NATURAL SAND AND ROCK AGGREGATES CONFORMING TO ASTM C-33.
7. REINFORCING SHALL CONFORM TO ASTM A706 GRADE 60.
8. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4 USING PROPER LOW HYDROGEN ELECTRODES.
9. TACK WELDING TO REBAR IS STRICTLY PROHIBITED. SEE "REBAR WELDING".
10. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND INSTALLED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" BY CRSI.
11. WIRE FABRIC SHALL CONFORM TO ASTM A-1064.
12. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE SHALL BE AS FOLLOWS:

CONCRETE DEPOSITED DIRECTLY AGAINST GROUND (EXCEPT SLABS)	3"
FORMED CONCRETE EXPOSED TO WEATHER OR GROUND OR LIQUID	
#6 AND LARGER	2"
#5 AND SMALLER	2"
BEAMS (TOP BARS)	1½"
BEAMS (ALL OTHER MAIN REINFORCING)	2"
COLUMN MAIN REINFORCING	2"
WALLS AND SLABS (INTERIOR DRY FACES)	¾"
SLABS ON GROUND WITH ONE LAYER OF REINFORCEMENT	POSITION IN CENTER OF SLAB

13. REINFORCING STEEL PLACEMENT:
   - 12.1 ALL BARS SHOWN WITH LAPS OR SPLICES SHALL HAVE MIN LAP LENGTH UNLESS OTHERWISE NOTED.
   - 12.2 DOWEL ALL VERTICAL REBAR IN WALLS AND COLUMNS FROM FOUNDATION WITH SAME SIZE AND SPACING AS VERTICAL BARS.
   - 12.3 SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART.
   - 12.4 SPLICE CONTINUOUS BARS IN SOIL-BEARING GRADE BEAMS AS FOLLOWS: BOTTOM BARS AT MID-SPAN, TOP BARS AT CENTERLINE OF SUPPORT, UNLESS NOTED OTHERWISE.
   - 12.5 SPLICE CONTINUOUS BARS IN BEAMS, SPANDRELS, WALL BEAMS ETC. AS FOLLOWS: BOTTOM BARS AT CENTERLINE OF SUPPORT, TOP BARS AT MIDSPAN, UNLESS NOTED OTHERWISE.
   - 12.6 REINFORCING BARS SHALL BE RUN IN A MANNER THAT FORMS A CONTINUOUS SYSTEM OF BARS TYING ALL PARTS OF THE STRUCTURE TOGETHER. EXTEND ALL REINFORCING BARS AS FAR AS POSSIBLE IN EACH CONCRETE MEMBER AND TERMINATE BAR TO PROVIDE 2" OF CONCRETE COVER END OF BAR OR FACE OF BEND.
   - 12.7 BEAM STIRRUPS AND COLUMN TIES SHALL HOOK 135 DEGREES AROUND A CORNER BAR UNLESS NOTED OTHERWISE.
14. GENERAL
   - 13.1 NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS, BEAMS, WALLS OR GRADE BEAMS UNLESS SPECIFICALLY DETAILED.
   - 13.2 REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, FLANGES, MOULDS, GROOVES, CLIPS AND GROUNDS TO BE CAST IN CONCRETE.
15. CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND ALL LATANCE REMOVED FROM THE SURFACE. CONCRETE MAY BE ROUGHENED BY CHIPPING THE ENTIRE SURFACE, SANDBLASTING, OR HOSING THE SURFACE 4 TO 6 HOURS AFTER THE POUR WITH A FINE SPRAY.
16. REMOVE ALL DEBRIS FROM THE FORMS BEFORE PLACING ANY CONCRETE.
17. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE. OBTAIN APPROVAL OF ALL AFFECTED TRADES PRIOR TO PLACING CONCRETE.
18. MAXIMUM FREE FALL OF CONCRETE SHALL BE 3'-0".
19. WALLS SHALL BE PLACED IN HORIZONTAL LAYERS OF 2'-0" MAX DEPTH.
20. CONCRETE IN WALLS, PIERS, OR COLUMNS SHALL SET AT LEAST 2 HOURS BEFORE PLACING CONCRETE IF IT SUPPORTS BEAMS, SPANDRELS, OR SLABS.
21. REINFORCE ALL SLABS ON GRADE AS SHOWN ON DRAWINGS.
22. HORIZONTAL WALL BARS IN DOUBLE LAYER WALLS SHALL BE STAGGERED. USE #2 SPREADERS APPROXIMATELY EVERY THIRD INTERSECTION EACH DIRECTION FOR ALL DOUBLE LAYER WALLS. PLACE SPREADERS IN VERTICAL LINES WITH FORM TIES.
23. NO WOOD SPREADERS ARE ALLOWED. NO WOOD STAKES ARE ALLOWED IN AREAS TO BE CONCRETED.
24. MINIMUM WALL REINFORCING FOR TEMPERATURE AND SHRINKAGE CONTROL ARE:

WALL THICKNESS	SINGLE LAYER	DOUBLE LAYER
7" OR LESS	#4 @ 12" CC EW	
8"	#4 @ 10" CC EW	
9" AND 10"		#4 @ 16" CC EW
11" AND 12"		#4 @ 12" CC EW
18"		#5 @ 12" CC EW
24"		#6 @ 12" CC EW

25. NOTIFY THE ENGINEER 48 HOURS PRIOR TO PLACING CONCRETE.
26. REINFORCEMENT LAP SPLICE LENGTHS ARE:

	3,000 PSI	3,500 PSI	4,000 PSI
#6 AND SMALLER	$57d_b$	$53d_b$	$49d_b$
#7 AND LARGER	$72d_b$	$66d_b$	$62d_b$

   - 25.1 SPLICE LENGTHS SHOWN APPLY TO LAP CLASS B NORMAL WEIGHT CONCRETE FOR THE STRENGTHS SHOWN. THE REINFORCING IS UNCOATED GRADE 60 REINFORCING.
   - 25.2 INCREASE LAP SPLICE LENGTHS BY 30% FOR TOP REINFORCING. TOP REINFORCING IS HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE SPLICE.
   - 25.3 INCREASE LAP LENGTHS BY 30% IF LIGHTWEIGHT CONCRETE IS USED.
   - 25.4 WHERE CLEAR SPACING OF BARS IS LESS THAN 2 d_b OR WHERE CLEAR COVER IS LESS THAN 1 d_b INCREASE LAP LENGTHS BY 50%, UNO.
27. MAXIMUM SPACING OF WALL CONST. JOINTS IS 30ft.

GEOTECHNICAL:

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT BY RANEY GEOTECHNICAL (3154-001).
2. ALL BUILDING PAD PREPARATION AND FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. COPIES OF THE REPORT MAY BE OBTAINED FROM THE ENGINEER UPON REQUEST.
3. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL FOOTING EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE.
4. FOUNDATION DEPTHS INDICATED ON PLANS ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL DEPTHS ARE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER ON THE JOBSITE.
5. WHEN STRUCTURAL OBSERVATION IS REQUIRED, STRUCTURAL ENGINEER SHALL OBSERVE FOOTING REINFORCING STEEL PRIOR TO CONCRETE PLACEMENT. PROVIDE 48 HOURS NOTICE TO STRUCTURAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING, BUT NOT LIMITED TO, LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

DESIGN CRITERIA:

1. CODE: 2022 CALIFORNIA BUILDING CODE (CBC)
2. DESIGN LIVE LOADS:

AREA	
PLATFORMS, CATWALKS, STAIRS	60 PSF

3. WIND DESIGN PARAMETERS:

BASIC WIND SPEED (3-SEC GUST)	V= 93 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C

4. EARTHQUAKE DESIGN PARAMETERS:

SEISMIC IMPORTANCE FACTOR, I_e	1.0
COMPONENT IMPORTANCE FACTOR, I_p	1.0
RISK CATEGORY	II
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
DESIGN SPECTRAL RESPONSE PARAMETERS:	
S_{MS}	0.82
S_{DS}	0.43

FOUNDATION PERMIT ONLY

REGISTERED PROFESSIONAL ENGINEER BRADLEY ALAN FRIEDERICHS 82780 Date Signed: Apr 10, '25 STRUCTURAL STATE OF CALIFORNIA

REV	DESCRIPTION	ASSIGNMENT/PROJECT NO.	ISSUE DATE	BY	CHECKED	ENGR APVD	ENGR MGR APVD	OPT MGR APVD
A	FOUNDATION PERMIT REVIEW		04.07.25	BAF				

SCALE except as noted: AS SHOWN

TOLERANCE UNLESS OTHERWISE SPECIFIED

BASIC DIM	1 PL DEC	2 PL DEC	3 PL DEC
UP TO 6	±.04	±.02	±.005
6 TO 24	±.06	±.03	±.010
24 UP	±.10	±.06	±.015

ANGULAR DIMENSIONS ±1/2°

PERMANENTLY MARK PART NO. OR PART ID INCLUDED BY

MATERIAL

FINISH ✓ EXCEPT AS NOTED

NEXT ASSY

CAD/MODEL APVD (WHEN REQUIRED)

PROJECT NO./ASSIGN'T NO. 07G315

		DATE
DRAWN	DGG	04.07.25
CHECKED	BAF	04.07.25
ENGR APVD	FRIEDERICHS	04.07.25
ENGR MGR APVD		
OPT MGR APVD		
USDA or DOT APPROVAL NO.		
BID SHEET		

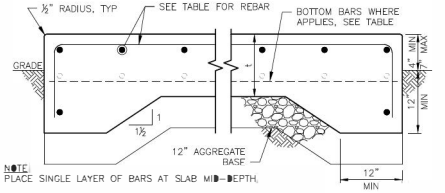
CAMPBELL SOUP SUPPLY COMPANY L.L.C.
PLANT ENGINEERING DEPT, DIXON, CA.

FLASH COOLER
GENERAL NOTES 1

DRAWING NO. DIX 814871-S-0 REV A

CHAPTER FILE 25013 01 Notes SHEET 8 OF 10

t	REBAR
4"	#4 @ 18" CC EW
6"	#5 @ 18" CC EW
8"	#5 @ 12" CC EW
12"	#5 @ 12" CC EW T&B
18"	#6 @ 12" CC EW T&B



NOTE:
PLACE SINGLE LAYER OF BARS AT SLAB MID-DEPTH.

CONCRETE SLAB ON GRADE (S245 TYP)

SCALE: NTS

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1–26.6.3	1908.4
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706 B. INSPECT SINGLE-PASS FILLET WELDS, 5/16" MAX C. INSPECT ALL OTHER WELDS			AWS D1.4 ACI 318: 26.6.4	
3. INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2	
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED 4.a	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX		X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		ASTM C172 ASTM C31 ACI 318: 26.4, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318: 26.5.3–26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS			ACI 318: 26.10	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS			ACI 318: CH. 26.8	
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS			ACI 318: 26.11.2	
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X	ACI 318: 26.11.1.2(b)	

A. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
B. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X

REGISTERED PROFESSIONAL ENGINEER — BRADLEY ALAN FRIEDERICHS — 82780 — Date Signed: Apr 10, 25 — STATE OF CALIFORNIA — STRUCTURAL

FOUNDATION PERMIT ONLY

REV	DESCRIPTION	ASSIGNMENT/PROJECT NO.	ISSUE DATE	BY	CHECKED	ENGR APVD	ENGR MGR APVD	OPT MGR APVD
A	FOUNDATION PERMIT REVIEW		04.07.25	BAF				

SCALE shown as noted: AS SHOWN

TOLERANCE UNLESS OTHERWISE SPECIFIED

BASIC DIM	1 PL DEC	2 PL DEC	3 PL DEC
UP TO 6	±.04	±.02	±.005
6 TO 24	±.06	±.03	±.010
24 UP	±.10	±.06	±.015

ANGULAR DIMENSIONS ±1/2°

PERMANENTLY MARK PART NO. OR PART ID INCLUDED BY

MATERIAL

FINISH — EXCEPT AS NOTED

NEXT ASSY

CHECKSET APVD (WHEN REQUIRED)

PROJECT NO./ASSIGN'T NO.: 07G315

		DATE
DRAWN	DGG	04.07.25
CHECKED	BAF	04.07.25
ENGR APVD	FRIEDERICHS	04.07.25
ENGR MGR APVD		
OPT MGR APVD		
USDA or SENT APPROVAL NO.		
BID SHEET		

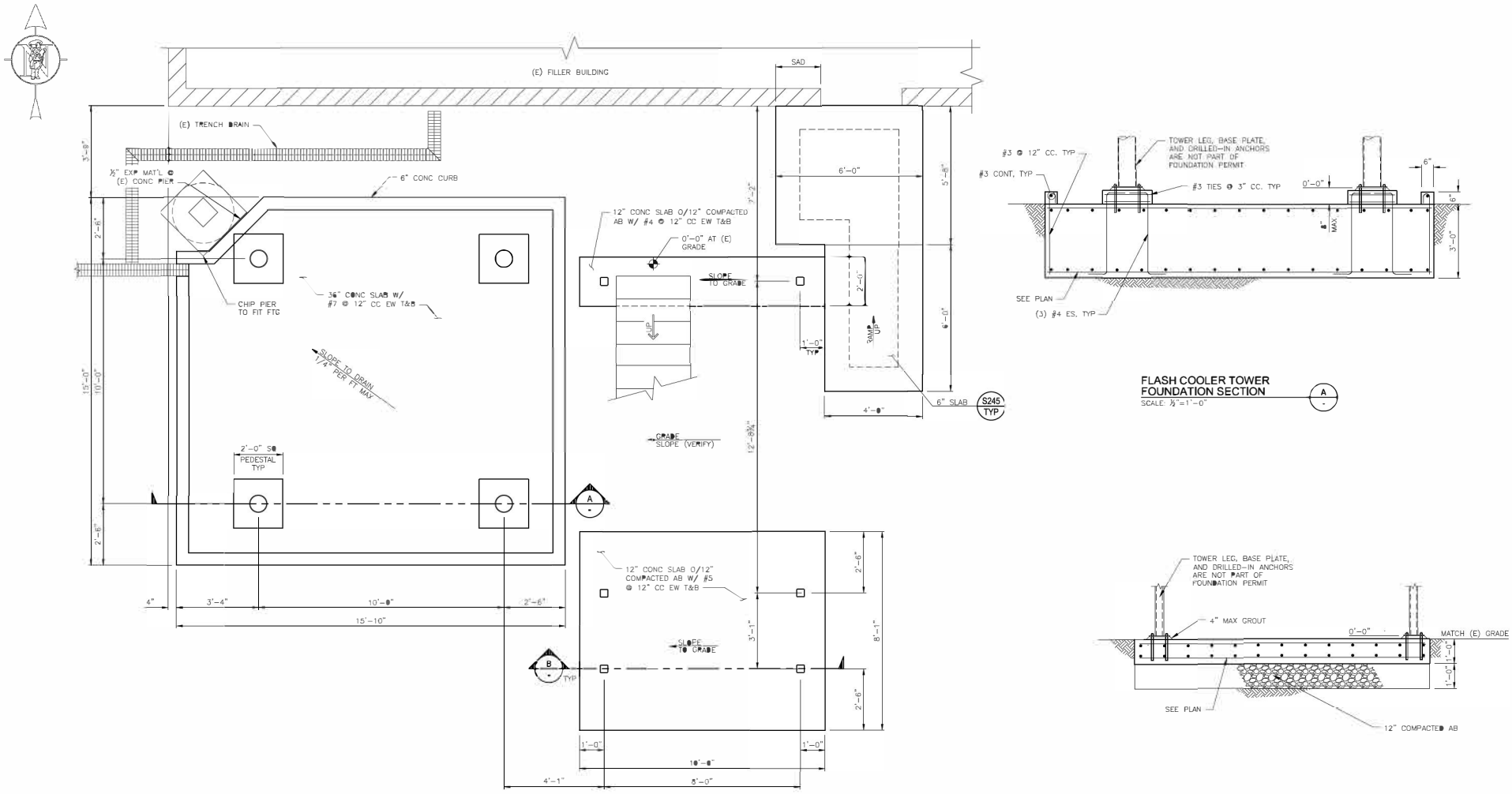
CAMPBELL SOUP SUPPLY COMPANY L.L.C.
PLANT ENGINEERING DEPT, DIXON, CA.

FLASH COOLER
GENERAL NOTES 2

DRAWING NO. DIX S14872-S-0 REV A

CHAPTER FILE 25013 01 Notes

SHEET 9 OF 10



FOUNDATION PLAN
SCALE: ½"=1'-0"

FLASH COOLER TOWER FOUNDATION SECTION
SCALE: ½"=1'-0"

STAIR TOWER FOUNDATION SECTION
SCALE: ½"=1'-0"

FOUNDATION PERMIT ONLY

REGISTERED PROFESSIONAL ENGINEER BRADLEY ALAN FRIEDERICHS 62780 STRUCTURAL STATE OF CALIFORNIA Date Signed: Apr 10, '25

REV	DESCRIPTION	ASSIGNMENT/PROJECT NO.	ISSUE DATE	BY	CHECKED	ENGR APVD	ENGR MGR APVD	OPT MGR APVD
A	FOUNDATION PERMIT REVIEW		04.07.25	BAF				

SCALE except as noted: AS SHOWN

TOLERANCE UNLESS OTHERWISE SPECIFIED

BASIC DIM	1 PL DEC	2 PL DEC	3 PL DEC
UP TO 6	±.04	±.02	±.005
6 TO 24	±.06	±.03	±.010
24 UP	±.10	±.06	±.015

ANGULAR DIMENSIONS ±1/2°

MATERIAL
FINISH — EXCEPT AS NOTED
NEXT ASSY
CHECKSET APVD (WHEN REQUIRED)
PROJECT NO./ASSIGN'T NO.: 07G315

		DATE
DRAWN	DGG	04.07.25
CHECKED	BAF	04.07.25
ENGR APVD	FRIEDERICHS	04.07.25
ENGR MGR APVD		
OPT MGR APVD		
USDA or SENT APPROVAL NO.		
BID SHEET		

CAMPBELL SOUP SUPPLY COMPANY L.L.C.
PLANT ENGINEERING DEPT, DIXON, CA.

FLASH COOLER FOUNDATION PLAN AND SECTIONS

DRAWING NO. DIX 814873-S-1 REV A

DWG FILE 25013 02 Flash Cooler SHEET 10 OF 10

DEPARTMENT OF RESOURCE MANAGEMENT

SOLANO COUNTY

Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS HEREBY GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Revision No. 1 to Use Permit Application No.: U-08-10 of Campbell Soup Supply Company LLC to replace an existing 67-foot high sanitary flash cooler with a 66-foot high aseptic flash cooler, ½ miles from the City of Dixon in the "MG-3" Manufacturing General Zoning District. An Addendum to the Mitigated Negative Declaration adopted September 18, 2008, for the Campbell Soup Supply Company Project has been prepared pursuant to CEQA Guidelines Section 15164. The property is located at 8380 Pedrick Road, APN: 0111-050-110 (Project Planner: Stevie Villatoro, 707-784-6765)

The hearing will be held on **Thursday, June 5, 2025, at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.gov under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:
In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.gov or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, May 21, 2025

Addendum to the Campbell Soup Supply Company Mitigated Negative Declaration for an Aseptic Flash Cooler Facility

Solano County

Department of Resource Management
Planning Services Division
675 Texas Street Suite 5500 Fairfield, CA 94533

Contact: Stevie Villatoro, Associate Planner

May 2025

Section 1: Introduction

This Addendum has been prepared to analyze whether the proposed minor revision to the Campbell Soup Supply Company Use Permit (U-08-10), consisting of a sixty-six-foot Aseptic flash cooler for tomato paste processing (Project), is within the scope of Campbell Soup Supply Company, LLC Mitigated Negative Declaration (Campbell Soup Supply Company LLC MND, SCH Number# 2008082088) and whether additional environmental review is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.).

1.2 Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) or adopted Negative Declaration (ND) if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the Final EIR or adopted ND prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation, supported by substantial evidence, of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;[1]
2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity ofpreviously identified significant effects; or
3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete . . . shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

[1] CEQA Guidelines Section 15382 defines "significant effect on the environment" as " . . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . ." (see Public Resources Code, Section 21068).

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This addendum, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent MND for the Project is not required.

Section 2: Project Description

The project site is a 29.18-acre parcel developed as the Campbell Soup Supply Company facility, located at 8380 Pedrick Road, approximately one-half mile northeast of the City of Dixon, between Pedrick Road and the Southern Pacific railroad tracks. The western boundary of the site abuts the Dixon city limits, and Pedrick Road is owned and maintained by the City of Dixon.

On October 10, 2008, the Solano County Planning Commission approved the Campbell Soup Supply Company project, allowing processing equipment to be installed which exceeds the 50-foot height limit in the "MG-3" (General Manufacturing) Zoning District. That approval was supported by the adoption of Campbell Soup Supply Company LLC Mitigated Negative Declaration (MND).

This Addendum addresses a revision to the previously approved project. The proposed modification involves the installation of a new 66-foot-tall Aseptic Flash Cooler on a 100-square-foot (10' x 10') foundation adjacent to the existing filler building. A new 35-foot-tall stair tower will also be constructed alongside the flash cooler. The new Aseptic Flash Cooler will replace the existing 67-foot-tall Sanitary (non-aseptic) Flash Cooler, which will be decommissioned following installation of the new system.

The revision reflects an operational improvement: the aseptic process eliminates the need to cool the tomato paste to below 50°F prior to filling. Instead, the new flash cooler uses a sterilization step that heats the product to a temperature sufficient to achieve commercial sterility before cooling it to ambient temperatures for aseptic filling, resulting in a shelf-stable product.

The proposed modification retains the general design and character of the existing facility and supports continued tomato processing operations in a more efficient and modernized manner.

Project Components:

1. Installation of a 66-foot-tall Aseptic Flash Cooler on a 100-square-foot foundation.
2. Construction of an adjacent 35-foot-tall stair tower.
3. Decommissioning of the existing Sanitary Flash Cooler.

The project proposes replacement of an existing flash cooler tower with a new tower of newer technology, similar in size, and height at a different location on the project site. This Addendum to the Campbell Soup Supply Company LLC MND evaluates the proposed changes and confirms that they do not result in new or more severe environmental impacts than those previously analyzed.

Aesthetics

The project site is located along Pedrick Road, which is not designated as a scenic corridor in the Scenic Roadways Element of the Solano County General Plan. The nearest designated Scenic Roadway, Interstate 80, is located approximately 3,300 feet northwest of the site. The "Foreground Component" policies for this segment of I-80 focus on views across flat cropland and apply primarily to lands designated for intensive agricultural use. The subject property is not designated for intensive agriculture and the proposed project is not a new facility, but rather a modification to an existing facility.

The Campbell Soup Supply Company facility has been in operation for over 40 years. The project proposes to install a 66-foot-tall Aseptic Flash Cooler at the rear (eastern portion) of the existing facility. The new equipment will replace the existing 67-foot-tall Sanitary Flash Cooler, which will be decommissioned. The new Aseptic Flash Cooler will be located on an existing impervious surface and will not disturb any scenic resources such as mature trees, rock outcroppings, or historically significant structures.

Given the location of the new Aseptic Flash Cooler at the rear of the facility and the presence of existing similarly scaled structures, the visual impact from Interstate 80 or surrounding areas is expected to be negligible. Therefore, the project would not result in a significant impact on scenic vistas or visual character and remains consistent with the findings of the original Mitigated Negative Declaration.

Air Quality and Transportation

The proposed project involves the replacement of an existing Sanitary (non-aseptic) Flash Cooler with a more efficient Aseptic Flash Cooler within the existing Campbell Soup Supply Company facility. As this improvement is internal to current operations and does not involve expansion of processing capacity or employment, it is not expected to result in an increase in the number of employee, truck, or service vehicle trips. Therefore, the volume of vehicle trips generated by the facility will remain consistent with those previously evaluated in the original 2008 Campbell Soup Supply Company LLC MND.

Additionally, the project does not propose any substantial changes to circulation patterns, access points, or loading areas. No new roads or modifications to public rights-of-way are required as part of the project scope. As such, the proposed modifications would not result in a significant increase in traffic or transportation impacts.

The Aseptic Flash Cooler is expected to operate more efficiently than the existing equipment and is not anticipated to introduce new emissions sources or substantially alter the facility's overall emissions profile. Based on discussions with the Yolo-Solano Air Quality Management District (YSAQMD), the proposed replacement does not appear to trigger the need for a new or modified permit under the district's permitting rules.

Therefore, the project does not result in any new or more severe impacts related to transportation or air quality compared to what was analyzed in the original MND, and no additional mitigation measures are required.

Hydrology and Water Quality

The existing processing facility operates under Waste Discharge Requirements (WDR) issued by the Regional Water Quality Control Board (RWQCB). The proposed Aseptic Flash Cooler will replace an existing Sanitary Flash Cooler, which will be decommissioned once the new system is operational. As the project does not involve an increase in discharge or introduce new processes that would alter the facility's waste stream, a revision to the existing WDR does not appear to be necessary.

The facility will continue to operate in compliance with RWQCB requirements and maintain all applicable monitoring and reporting obligations established under its current permit.

Noise

The project site is located in a predominantly agricultural area with limited noise sources. The ambient noise environment is primarily influenced by existing onsite processing equipment, traffic on Pedrick Road, and vehicular activity on nearby Interstate 80. These are the main contributors to the existing background noise levels in the area.

The proposed project involves the replacement of an existing Sanitary (non-aseptic) Flash Cooler with a more efficient Aseptic Flash Cooler. The new equipment will be located near the center of the 29-acre property, well removed from public rights-of-way and nearby land uses. Given this location and the nature of the equipment being replaced, the project is not expected to generate noise levels that exceed established standards or result in significant ground borne vibration. The existing Sanitary Flash Cooler operates with two atmospherically vented steam ejectors, while the proposed Aseptic Flash Cooler will require only one. The new steam ejector will be equipped with a muffler to reduce noise emissions. As a result, overall noise generated by the Aseptic Flash Cooler is expected to be lower than that of the existing system.

The Solano County General Plan does not establish specific decibel thresholds for fixed-point, non-residential noise sources, except in relation to nearby residential zones. There are no residentially zoned properties in the immediate vicinity of the project site. Furthermore, because the project does not involve expansion of operations or intensification of use, it will not result in a long-term increase in ambient noise levels.

Therefore, the proposed change is consistent with the analysis in the original Campbell Soup Supply Company LLC MND, and no new or more severe noise impacts would occur as a result of the project revision.

Utilities and Service Systems

The proposed Aseptic Flash Cooler system will primarily utilize the existing utility infrastructure currently supporting the Sanitary Flash Cooler, which it will replace. The anticipated increase in electrical demand is approximately 6.5 kilowatts per hour. The additional steam demand is estimated at 3,000 pounds per hour, representing about one percent of the facility's total steam usage. These

increases are minor in comparison to the overall utility demands of the plant and can be accommodated by the existing infrastructure.

As described in the Hydrology section, the facility operates three groundwater wells to supply water for tomato processing and potable uses. Because the project does not result in an increase in water usage, the findings of the original Campbell Soup Supply Company LLC MND continue to apply.

Section 3: Analysis

This addendum analyzes the proposed Project revisions as required under the CEQA Guidelines, Sections 15162 and 15164. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary, and none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or Environmental Impact Report (EIR) have occurred. Under Section 15162, the lead agency shall prepare an EIR if there are any new significant environmental effects associated with the refined project. With respect to the proposed Project, the revisions are only minor technical changes that do not result in any new significant environmental effect(s); therefore, the revised Project does not require a subsequent Mitigated Negative Declaration or EIR.

The County, as the lead agency under CEQA, will consider the potential environmental impacts of the revised project when it considers whether or not to approve these changes as part of the original project. This Addendum is an informational document, intended to be used in the planning and decision-making process as provided for under Section 15164 of the CEQA Guidelines.

The proposed Aseptic Flash Cooler will replace an existing Sanitary Flash Cooler and will be slightly smaller in both height and footprint. The new unit will be 66 feet tall on a 100-square-foot foundation, compared to the existing 67-foot-tall cooler with a 198-square-foot footprint. While continuing to support tomato processing operations, the new system will operate more efficiently. As the project involves replacing an existing structure with a slightly smaller and more efficient facility, no significant impacts to aesthetics, air quality and transportation, hydrology, or utilities are anticipated.

Section 4. Findings

There are no substantial changes proposed by the Project or circumstances in which the Project will be undertaken that require major revisions of the existing Campbell Soup Supply Company LLC MND, or preparation of a new subsequent or supplemental EIR or ND, that are due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No circumstances outlined in CEQA Guidelines 15162 would occur as a result of the Project that would result in a Subsequent Mitigated Negative Declaration:

1. No substantial changes are proposed which require major revisions to the Mitigated Negative Declaration that would create a new significant impact of a substantial increase in the severity of a significant effect previously discussed.

2. New information would not cause one or more significant effects or cause a substantially greater impact or result in new mitigation measures or alternatives not previously discussed.

As illustrated herein, the project is within the scope of the MND and would involve only minor changes.

Section 5: Conclusion

Based on substantial evidence documented in this Addendum, Solano County, as lead agency, has determined that the proposed Project necessitates only minor technical changes or additions to the adopted Campbell Soup Supply Company LLC Mitigated Negative Declaration. Solano County has further determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or ND have occurred.

The adopted Campbell Soup Supply Company LLC MND evaluated the environmental impacts that might reasonably be anticipated to result from the implementation of the Aseptic Flash Cooler project. No new significant information or changes in circumstances surrounding processing equipment have occurred since the certification of the MND. The set of mitigation measures to be implemented by the Campbell Soup Supply Company project remain applicable and now extend to the proposed Aseptic Flash Cooler.

The proposed Project only requires minor revisions to the MND to update the location and size of the new Aseptic Flash Cooler. It does not result in new or substantially more severe significant effects or the need for new mitigation measures. Therefore, preparation of an Addendum to the adopted Campbell Soup Supply Company LLC MND provides an appropriate level of environmental review and Solano County may approve a Use Permit Minor Revision for the Project based on this Addendum.

MITIGATED NEGATIVE DECLARATION OF THE SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
August 14, 2008

PROJECT TITLE: **Use Permit Application No. U-08-10**
Campbell Soup Supply Company (applicant)

PROJECT DESCRIPTION AND LOCATION: Use Permit Application to allow processing equipment to be installed which exceeds the 50' height limit in the General Manufacturing zoning district. The project is located at 8380 Pedrick Road, approximately 1/2 mile northeast of the downtown area of the City of Dixon in the General Manufacturing (MG-3) Zoning District; APN: 111-050-11.

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found that a potentially significant adverse environmental impact could occur, however, it will be reduced to a less than significant level since the following mitigation measure is incorporated into the project. The County determined that the project qualifies for a Mitigated Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

MITIGATION MEASURE INCORPORATED INTO PROJECT DESCRIPTION:

III.a: The applicant shall limit idling time for all commercial vehicles, including delivery and construction vehicles.

III.b: The applicant shall promote the use of zero or low emission vehicles whenever possible or practical.

III.c: Continue to promote the purchase of locally grown agricultural products, which will result in fewer and shorter delivery truck trips in the agricultural industry.

III.d: The applicant shall adhere to, and continue to meet, all requirements of the Yolo Solano Air Quality Management District.

III.e: The applicant shall utilize Best Available Control Technology (BACT) for all equipment during the construction phase and operational phase of the expansion.

PREPARATION:

This Mitigated Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below.

Michael Yankovich, Planning Program Manager
Solano County Dept. of Resource Management
675 Texas Street, Ste. 5500, Fairfield, CA 94533

Solano County Department of
Resource Management
675 Texas Street, Suite 5500• Fairfield, California 94533 • (707) 784--6765

INFORMATION Required of Applicant as Part I of Initial Study Environmental Impacts	For Office Use Application Number or Title
	U-08-10

The following information is required of the applicant for all projects that require a permit and which the Department of Resource Management determines are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required and is in the best interest of the applicant to avoid uncertainty as to compliance with CEQA. **Please consult with Department personnel for assistance in understanding or completing the following questionnaire. Answers may be continued under Section V or attach additional sheets if necessary.**

I. **PROJECT DESCRIPTION AND PURPOSE:** Fully describe the nature of the proposed project, all existing and proposed uses on/of the property, and existing and proposed structures/development on the property. Submit complete and accurate drawing/plot plan(s). If the project will be phased, the anticipated phasing schedule should be described. **Attach additional sheets if necessary.**

A. Project description:
The proposed project will provide vegetable processing and juice concentrating systems, of similar design to the existing process systems currently in operation at our Dixon facility.
SEE ATTACHED DETAILED DESCRIPTIONS

B. Is this part of a larger project? Yes ____ No X If yes, explain:

II. **NECESSARY PERMITS FOR THIS PROJECT:**

(List below all other permits you will need during the development of this project. Indicate if application for necessary permits has been made.)

A. Federal agencies (for example: Corps. of Engineers):
NONE

B. State and Regional agencies (for example: BCDC, Air Quality Management District):
WASTE DISCHARGE REQUIREMENTS

C. Other local agencies (including County agencies, special district, cities, etc.):
NONE.

III. **PROJECT DETAILS:**

A. EXISTING CONDITIONS

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

1. Project site:
8380 Pedrick Road between Tremont Road and Vaughn Road. The facility is Northeast of the City of Dixon, in Solano County, approximately ½ mile from I80. The coordinates of the facility are 38° 28' 32.22" N by 121° 48' 04.89" W

2. Surrounding Properties:
Auto Parts/Repair to the South. All other surrounding properties are Agricultural.

3. Existing use of land:
Agricultural land surrounds the facility on all four (4) sides. An Auto Parts/Repair facility is adjacent to the South.

4. Describe number and type of existing structures:

		TYPE	NUMBER
a.	Residential		
b.	Agricultural		
c.	Commercial		
d.	Industrial	Vegetable Processing	3
e.	Other	Pole Storage Shed	2

5. Describe existing vegetation on site, including number and type of existing trees.
Not Applicable - No trees will be removed or disturbed.

6. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).
Not Applicable.

7. Slope of property:

Flat or sloping	(0 - 6% slope)	29.18	acres
Rolling	(7 - 15% slope)		acres
Hilly	(16 - 24% slope)		acres
Steep	(> 24% slope)		acres

8. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
See Attached Storm Water Site Drawing.

9. Describe land uses on adjacent parcels (specify types of crops if agricultural):

North: Row Crops South: Auto Parts/Repair
East: Pasture West: Row Crops

10. Distance to nearest residence(s) or other adjacent use(s): 200 Ft. (ft/mi): To Auto Parts Facility

11. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property:

SEE SITE PLAN

12. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows):

NONE

13. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any:

ONE drainage ditch parralle to the South Property Line
SEE ATTACHED PLAN

14. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

NONE

15. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes _____ No X Don't Know _____ If yes, please list:

16. Describe existing vehicle access(s) to property:

NO CHANGE IN ACCESS.
SEE SITE PLAN

17. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

SEE ATTACHED ALTA SURVEY.

B. PROPOSED CHANGES TO PROJECT SITE

1. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

   a. Percent of site previously graded: 100 %.

   b. Project area (area to be graded or otherwise disturbed): 4128 sq. ft. ~~acres~~.

   c. Estimate amount of soil to be moved (cut and/or fill):

   _____ Less than 50 cubic yds^3 X More than 50 cubic yds^3 _____ More than 1000 cubic yds^3

   d. Estimate amount of soil to be:

   Imported 130 yd^3 Exported 345 yd^3 Used on site _____ yd^3.

2. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 42 ft. above grade)

NONE.

3. Number, type, and use of existing structures to be removed, and removal schedule:

NONE

4. Describe proposed fencing and/or visual screening (landscaping):

NONE

5. Proposed access to project site (road name, driveway location, etc.):

PEDRICK ROAD - SEE SITE PLAN

6. Proposed source and method of water supply:

EXISTING GROUNDWATER WELLS

7. Proposed method of sewage disposal (specify agency if public sewer):

USE EXISTING SANITARY EVAPORATION / INFILTRATION PONDS

8. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

USE EXISTING TRAINED PERSONNEL AND DESIGNATED AREA'S.

9. List hazardous materials or wastes handled on-site:

SEE ATTACHED HAZARDOUS MATERIALS PLAN.

10. Duration of construction and/or anticipated phasing:

12 MONTHS

11. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (eg. freeway, industrial) of and distance to noise source.

NO

C. PROPOSED SITE UTILIZATION

1. RESIDENTIAL PROJECTS

Number of structures: Single Family _____ Multi-family _____ Accessory __

If multi-family, number of units_____ Maximum height _____

2. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

a. Lot coverage: building coverage 10 surfaced area 70 landscaped or open 20 %

b. Total floor area: 58,000 (sq.ft.) EXISTING (4,128 sq. ft. NEW)

c. Number of stories 1 Maximum height 75 ft.

d. Proposed hours of operation: from 7:00 (a.m./p.m.) to 7:00 (a.m./p.m.)

Months of operation: from MAY through NOV. or year-round _____(check).

Days of operation MONDAY through SUNDAY

e. Proposed construction schedule:

Daily construction schedule: from 7:00 (a.m.)/p.m. to 5:00 a.m./(p.m.)

Days of construction: MONDAY Through SATURDAY

Will this project be constructed in phases? Describe: Bldg Foundations ; Structure, Equipment INSTALLATN

f. Maximum number of people using facilities: At any one time 80 Throughout day 200

g. Total number of employees: 200
Expected maximum number of employees on site: During a shift: 80 During day: 200

h. Number of parking spaces proposed: No Additional SPACES - EXISTING SPACES SUPPORT Employee

i. Maximum number of vehicles expected to arrive at site: At any one time 15 day 250

j. Radius of service area: _____

k. Type of loading/unloading facilities: TRUCK DOCK CONNECTED TO NEW BUILDING IN THE INTERIOR OF PROPERTY.

l. Type of exterior lighting proposed: EXISTING POLE LIGHTING

m. Describe all anticipated noise-generating operations, vehicles or equipment on-site: STEAM EXHAUST

n. Describe all proposed uses which may emit odors detectable on or off-site: VEGETABLE PROCESSING SIMILAR TO EXISTING OPERATION

IV. ENVIRONMENTAL CHECKLIST:

Indicate the following items applicable to the project or its effects. Discuss in Section V below all items checked "Yes" or "Maybe". Attach additional sheets as necessary.

Will the proposed project result in:

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	—	—	X
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	—	—	X
C. Change in scale, pattern or character of general area of project.	—	—	X
D. Increased amounts of solid waste or litter.	X	—	—
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	—	—	X
F. Change in ground water quality or quantity.	—	—	X
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	—	—	X
H. Change in existing noise or vibration levels.	—	—	X
I. Construction on filled land or construction or grading on slopes of 25% or more.	—	—	X
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	—	—	X
K. Increase in demand for public services (police, fire, water, sewer, etc.)	—	—	X

Will the proposed project result in:

	YES	MAYBE	NO
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	X	—	—
M. Change in use of or access to an existing recreational area or navigable stream.	—	—	X
N. Change in traffic or vehicular noise on road system in immediate vicinity.	—	—	X
O. Increased hazards for vehicles, bicycles or pedestrians.	—	—	X
P. Removal of agricultural or grazing lands from production.	—	—	X
Q. Relocation of people.	—	—	X

V. ADDITIONAL INFORMATION OR COMMENTS REGARDING POSSIBLE ADVERSE ENVIRONMENTAL EFFECTS OF THIS PROJECT. IN ORDER TO MAKE THIS APPLICATION COMPLETE, PLEASE SUBMIT ANY ADDITIONAL DATA, INFORMATION OR SPECIAL STUDY REPORTS THAT MAY BE NECESSARY TO DETERMINE WHETHER THE PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, TO EVALUATE ANY ADVERSE IMPACTS, AND TO DETERMINE HOW THEY MAY BE MITIGATED. ADD PAGES AS NECESSARY.

VI. VERIFICATION OF INFORMATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: David J Gallagher Date filed: _____

Printed Name: DANIEL J. GALLAGHER Phone: 856-342-3968

Mailing Address: CAMPBELL SOUP COMPANY
1 CAMPBELL PLACE, CAMDEN, NJ 08103

- For Office Use -

VII. STAFF REVIEW

By: _____ Date: _____

Comments: _____

CAMPBELL SOUP COMPANY, DIXON, CA.

HAZARDOUS MATERIALS INVENTORY

Attachment E
5/28/2008

	B	C	D	E	F	G	H	I	J	K	L
1											
2	Dept	RPT	Common Name	Chemical name	Manufacturer	MAX. Capacity	Qty On-Site	U.O.M	Product/ Waste	Storage Method	Solid, Gas, Liquid
3		ARQ	Acetylene	Acetylene	Complete Welding	150.0	1,500.0	cf	Product	Cylinder	Gas
4		ARQ	Acid, Citric	Acid, Citric	Terra Chems	6,000.0	0.0	gal	Product	Tank	Liquid
5		ARQ	Argon	Argon	Complete Welding	336.0	1,719.0	cf	Product	Cylinder	Gas
6	1	ARQ	Chloride, Calcium	Chloride, Calcium	Tetra Chemicals	6,000.0	3,000.0	gal	Product	Tank	Liquid
7	7	ARQ	Chloride, Calcium, #1206-04	Calcium Chloride	ECOLAB	500.0	3,250.0	ml	Product	Plastic Bottle	Liquid
8	7	ARQ	Chloride, Calcium, .0200 M	Calcium Chloride	Ricca Chem	1.0	12.0	pt	Product	Bag in Box	Liquid
9		ARQ	Cleaner, M.S.R. Acid Wash		B & L Neely	55.0	55.0	gal	Product	Drum	Liquid
10	8	ARQ	Foamer, Add #2		B & L Neely	55.0	165.0	gal	Product	Drum	Liquid
11	8	ARQ	Foamer, Chlorinated, #3		B & L Neely	55.0	55.0	gal	Product	Drum	Liquid
12	9	ARQ	Fuel, Oil, DF-2	Fuel, Oil, DF-2	Ramos	2,000.0	1,900.0	gal	Product	Tank	Liquid
13	9	ARQ	Fuel, Propane	Propane	Chevron Allied Propane	100.0	3,500.0	lbs	Product	Cylinder	Gas
14	9	ARQ	Fuel, Propane	Propane	Chevron Allied Propane	1,150.0	400.0	lbs	Product	Cylinder	Gas
15		ARQ	Hypochlorite, Sodium	Hypochlorite, Sodium	Sierra Chems.	330.0	330.0	gal	Product	Tote	Liquid
16		ARQ	Hypochlorite, Sodium	Hypochlorite, Sodium	Sierra Chems.	330.0	330.0	gal	Product	Tote	Liquid
17		ARQ	Hypochlorite, Sodium	Hypochlorite, Sodium	Sierra Chems.	330.0	330.0	gal	Product	Tote	Liquid
18	3,8	ARQ	L-102 Bromide	Bromide	B & L Neely	230.0	460.0	gal	Product	Tote	Liquid
19	3,4	ARQ	L-130 Liquid Chlorinated Compound	Mixture	B & L Neely	30.0	157.5	gal	Product	Drum	Liquid
20	8	ARQ	L-145 Sodium Hydroxide (Caustic Soda)	Hydroxide, Sodium	B & L Neely	330.0	330.0	gal	Product	Tote	Liquid
21		ARQ	L-145 Sodium Hydroxide (Caustic Soda)	Hydroxide, Sodium	B & L Neely	345.0	345.0	gal	Product	Tote	Liquid
22	8	ARQ	L-175 Acetate Salt Family	Acetate Salt Family	B & L Neely	55.0	82.5	gal	Product	Drum	Liquid
23	3	ARQ	Mikrotene DF Iodophor Detergent Disinfectant		ECOLAB	55.0	110.0	gal	Product	Drum	Liquid
24		ARQ	Nitrogen	Nitrogen	Airgas	16,900.0	0.0	lbs	Product	Tank	Liquid
25	8	ARQ	Oil, 15-40 Weight	Mixture	Unknown	55.0	55.0	gal	Product	Drum, Steel	Liquid

Dept. Key= 1 Paste Pkg, 2 Dice Pkg, 3 Paste Prep,4 Dice Prep, 5 Evap, 6 Elctrc, 7 Lab, 8 Utilities, 9 Facility

CAMPBELL SOUP COMPANY, DIXON, CA.

HAZARDOUS MATERIALS INVENTORY

Attachment E
5/28/2008

	B	C	D	E	F	G	H	I	J	K	L
1											
2	Dept	RPT	Common Name	Chemical name	Manufacturer	MAX. Capacity	Qty On-Site	U.O.M	Product/ Waste	Storage Method	Solid, Gas, Liquid
26	9	ARQ	Oil, 220, Omala	Mixture	Ramos	55.0	55.0	gal	Product	Drum	Liquid
27		ARQ	Oil, FMO-350	Mixture	Lubriplate	55.0	55.0	gal	Product	Drum	Liquid
28	9	ARQ	Oil, Food Grade, FGH-AW ISO 68	Mixture	JAX	55.0	55.0	gal	Product	Drum	Liquid
29	8	ARQ	Oil, Food Grade, FGH-AW ISO 68	Mixture	JAX	330.0	660.0	gal	Product	Tote	Liquid
30	9	ARQ	Oil, Gaurdol QLT 40	Mixture	Union 76	55.0	55.0	gal	Product	Drum	Liquid
31	9	ARQ	Oil, Gear, ISO 320	Mixture	JAX	55.0	55.0	gal	Product	Drum	Liquid
32	9	ARQ	Oil, Hydraulic, ISO 46	Mixture	JAX	55.0	220.0	gal	Product	Drum	Liquid
33	8	ARQ	Oil, ISO-46	Mixture	JAX	330.0	330.0	gal	Product	Tote	Liquid
34	9	ARQ	Oil, Mineral, 122	Mixture	JAX	55.0	55.0	gal	Product	Drum	Liquid
35	9	ARQ	Oil, Motor, 15-40	Mixture	JAX	55.0	55.0	gal	Product	Drum	Liquid
36		ARQ	Oxygen	Oxygen	Complete Welding	281.0	1,812.0	cf	Product	Cylinder	Gas
37	3	ARQ	Redoxx 60 Liquid Odor Control	Peracetic Acid	ECOLAB	55.0	165.0	gal	Product	Drum	Liquid
38	8	ARQ	Salt	Chloride, Sodium	Cargill	1.0	19.0	ton	Product	Bags	Solid
39	8	ARQ	Series 212 Return Line Treatment		Hawkley Labs	330.0	742.5	gal	Product	Tote	Liquid
40		ARQ	Series 418 Boiler Water Treatment		Hawkley Labs	330.0	0.0	gal	Product	Tote	Liquid
41	8	ARQ	Series 622 Cooling Water Treatment		Hawkley Labs	55.0	288.8	gal	Product	Drum	Liquid
42		ARQ	Series 708 Liquid Sludge Condtioner		Hawkley Labs	330.0	0.0	gal	Product	Tote	Liquid
43	8	ARQ	Series 709 Zeolite Cleaner		Hawkley Labs	330.0	0.0	gal	Product	Tote	Liquid
44		ARQ	Series 725 Liquid Catalyzed Sulfite		Hawkley Labs	330.0	0.0	gal	Product	Tote	Liquid
45		ARQ	Surpass 200 Liquid Acid Sanitizer	Peracetic Acid	ECOLAB	55.0	0.0	gal	Product	Drum	Liquid
46	3	ARQ	Tsunami 100 Liquid Acid Sanitizer	Peracetic Acid	ECOLAB	55.0	385.0	gal	Product	Drum	Liquid
47		ARQ	Waste, Oil Sweep		In-Plant Process	55.0	110.0	gal	Waste	Drum, Steel	Solid
48		ARQ	Waste, Used Oil		In-Plant Process	55	55	gal	Waste	Drum, Steel	Liquid
49	8	ARQ	XY-12 Liquid Sodium Hypochlorite Sanitizer	Hypochlorite, Sodium	ECOLAB	55.0	55.0	gal	Product	Drum	Liquid

Dept. Key= 1 Paste Pkg, 2 Dice Pkg, 3 Paste Prep,4 Dice Prep, 5 Evap, 6 Elctrc, 7 Lab, 8 Utilities, 9 Facility

Campbell Soup Supply Company, LLC
Dixon, CA

Project Name: **Campbell's Multipurpose Evaporator**
Project Address: 8380 Pedrick Road, Dixon, CA 95620

Project Location: The project site is located within Solano County, approximately ½ mile NE of Dixon, CA and 4 ½ miles SW of Davis, CA, on Assessor's Parcel Number 0111-050-110, between Pedrick Road and the S.P. Railroad. Surrounding land uses includes agriculture and general manufacturing.

This 29.18 acre parcel is the current site of Campbell Soup Supply Company, LLC Tomato Processing facility.

Project Description: The proposed project will provide vegetable processing and juice concentrating systems, of similar design, to the existing tomato processing systems currently in operation at our Dixon facility. The project will include the installation of bulk vegetable unloading systems, vegetable processing equipment, a juice evaporator and cooler, also a bulk product Filling building and supporting Infrastructure.

All new building structures and equipment will be located within the 29.18 acre parcel number 0111-050-110. They will be sited over 246 ft. east of Pedrick Road, behind the existing production buildings. The new structures and equipment are of similar design, appearance and relative or lesser height then the existing buildings and equipment structures.

A multi-stage evaporator and flash cooler designed to concentrate varies vegetable juices will be installed within an open 45'- 6" high (top of handrail) structural steel tower. The evaporator and cooler are fabricated of stainless steel and will extend to a height of 67'-0". The structural steel tower will be constructed with three (3) open platform levels and support the multi-stage evaporator, flash cooler and two (2) electrical MCC enclosures. The three (3) levels of the tower will be fabricated with solid steel decking and will have access stairways for operators and maintenance personnel. The MCC enclosures will be located on the 1st and 2nd levels. The MCC enclosures will have concrete floors and be totally enclosed and ventilated. This work will occupy a 2016 sq. ft. exterior area located to the east side (rear) of our main production building that is currently paved. This area is set back 326 ft. from Pedrick Road and 430 ft. south of the 29.18 parcels north property line. Minor modification to existing drains will be made to accommodate the foundation and structure.

A 12.5 KV electrical dry transformer substation with be installed in the newly constructed electrical room on grade under the south side of the evaporator structure. This unit will provide the electrical power to the evaporator, compressors, filler building, and vegetable processing equipment and vegetable truck unloading operations.

A new single story, pre-engineered metal building (2112 sq. ft.) to house a bulk product filling operation will be constructed on the east (rear) side of the facility, on a paved area of the property used for tomato trailer staging. The building will include truck docks (1920 sq. ft.) and a fork truck ramp from existing grade to the dock level. The 21 ft. high filler building will be constructed of structural steel frame, with metal siding and a reinforced concrete foundation. This building will be set back 420 ft. to the east of Pedrick Road and 328 ft. south of the 29.18 parcels north property line. The building will set on relatively level grade and will require minor modification to existing drains.

Various vegetable handling, sorting and processing equipment will be installed within our existing process buildings. Two bulk vegetable truck unloading systems will be installed to the rear of the property next to existing truck unloading systems. These systems will handle and process vegetables in a similar manner as our existing process. The vegetables will be cleaned, inspected and juice will be extracted in preparation to be concentrated.

Existing air compressors will be relocated to provide room for the juice evaporator to the east side of and existing maintenance building, 246 ft. to the east of Pedrick Road and 388 ft. south of our north property line.

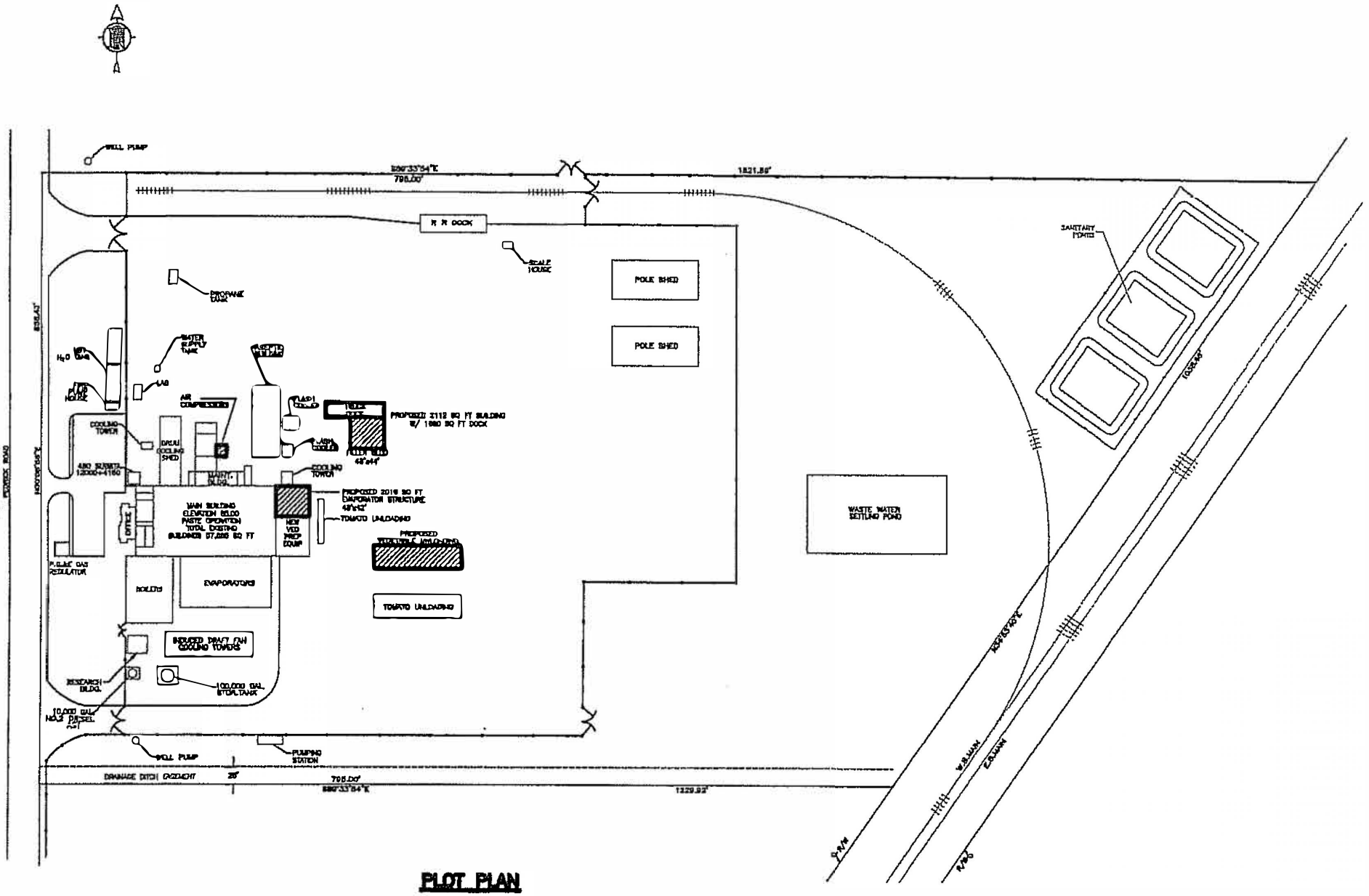
Approvals Required: The project requires the following administrative actions by the Solano County Department of Resource Management:

Use Permit to exceed the 50'-0" Zoning Height Restriction for the installation of a food product vacuum flash cooler to a height of 67'-0".

Project Objectives: The purpose of this project is to allow the existing tomato processing facilities, to receive and process vegetables, other than tomatoes, for juice concentrate. The additional buildings and equipment will be utilize prior to and after the local tomato growing season, to process vegetable crops grown in the region.

By utilizing a multi-stage thermal recompression evaporator and vacuum flash cooler of this design and height, significant energy savings will be realized. This type of evaporator / flash cooler is the most energy efficient technology available for juice concentration.

Environmental Impact: The proposed building and equipment will be placed on areas that are already paved and will therefore not impact the storm water leaving the site. Several studies of the existing steam demand and the expected demand upon completion of the project have been conducted. It has been determined that the existing steam boiler, operating within their existing air permit conditions can provide the steam necessary for



PLOT PLAN

CAMPBELL SOUP COMPANY
DIXON, CA.
PLOT PLAN
V7 MULTIPURPOSE EVAPORATOR
DIXON, CA.

Attachment E

omni · means
ENGINEERS · PLANNERS

June 13, 2008

Ethan Walsh
McDonough Holland & Allen
555 Capital Mall, 9th Floor
Sacramento, CA 95814

RE: Traffic Analysis for Cambell Soup Company Plant Expansion in Dixon

Ethan:

You have requested that Omni-Means provide an analysis of the potential transportation related impacts of Campbell Soup Company's proposed expansion of its existing plant immediately adjacent to Dixon, California. This letter provides both a detailed description of the expansion project itself, including the associated increases in vehicular trips (both auto and trucks) as you have described it to me (reference as the "Project"), along with our analysis of potential transportation related impacts associated with this expansion.

DESCRIPTION OF PROPOSED PROJECT

The site of the Project is Campbell's existing tomato processing plant at 8380 Pedrick Road in the unincorporated area of Solano County, immediately adjacent to the City of Dixon. The existing plant processes tomatoes between July and October for use in Campbell's beverages and other products. During this harvest season the Site receives trucks delivering tomato loads throughout the day. Once the harvest season is complete in early October, the processing facility ceases operation until the commencement of the next harvest season.

The Project is the development of a vegetable processing and juice concentrating system at the Site. The new structures to be built include a multi-stage evaporator and flash cooler designed to concentrate various vegetable juices. Campbell will also construct a 2,112 square foot single-story metal building that will house a bulk product filling operation and two bulk vegetable truck unloading systems will be installed to the rear of the Site.

The new system to be constructed will allow Campbell to process vegetables other than tomatoes prior to and following the tomato harvesting season, and to expand it's ability to process tomatoes during the harvest season. As a result, the new system will generate additional truck trips to the Site before, during and after the harvest season. The Site will receive additional loads of other vegetables between mid-May and mid-June, and from mid-September to late October, as shown in more detail in the enclosed charts. The Project will not require the hiring of any additional employees.

Enclosed are two charts that you provided to me setting forth the anticipated number and frequency of vehicle trips that will result from the proposed expansion. The first chart shows existing truck loads of tomatoes delivered to the Site on an annual basis (Attachment No. 1). The number of truck loads to the Site, and the date of those trips, is set forth in the first two columns of Attachment No. 1, entitled "Tom Lds" and "Tom Lds Pkg Fin." The next two columns represent the number and timing of additional loads of tomatoes to be delivered once the expansion is complete. The final two columns represent the number

and dates of new loads of vegetables that will be delivered to the Site following completion of the expansion.

The second chart (Attachment No. 2) shows the general distribution of loads delivered to the Site under existing conditions during the peak of the harvest season on August 15 of last year. You have indicated that Campbell anticipates that the new trips to be generated by the expansion will be distributed in a similar manner.

IMPACT ANALYSIS

Additional vehicle trips resulting from the proposed expansion would be limited to a maximum increase of 36 truck trips per day; with 2 truck trips during AM peak hour, and 3 truck trips during the PM peak hour. No additional auto trips are anticipated since no additional employees would be added with the expansion. This small increase in truck trips does not represent a significant increase in travel demand on the adjacent public roadway system. Typically a threshold of 25 to 50 passenger vehicles is used in determination of significant impacts requiring a quantified analysis. Using a three-to-one truck to passenger car conversion ratio, the total passenger car equivalent (PCE) trips associated with the expansion would be 9 during the PM peak hour.

The adjacent public roadway system is currently operating in the LOS A/B range, as identified in the Flying J Travel Plaza DEIR (August 2006 – Page 4.10-10). Given the slight increase in trips associated with the expansion and the high (good) service levels on the adjacent roadway system, the proposed expansion does not represent a significant impact, nor require additional impact analysis.

Sincerely,

OMNI-MEANS, Ltd.
Engineers & Planners

Paul Miller
Principle

C988ltr003.doc

ATTACHMENT 1

DATE	TOM LDS	TOM LDS PKG FIN	TOM - MPE	TOM - MPE PKG & FIN	V7 LDS	V7 Lds Pkg & Fin
15-Apr	0	0	0	0	0	0
16-Apr	0	0	0	0	0	0
17-Apr	0	0	0	0	0	0
18-Apr	0	0	0	0	0	0
19-Apr	0	0	0	0	0	0
20-Apr	0	0	0	0	0	0
21-Apr	0	0	0	0	0	0
22-Apr	0	0	0	0	0	0
23-Apr	0	0	0	0	0	0
24-Apr	0	0	0	0	0	0
25-Apr	0	0	0	0	0	0
26-Apr	0	0	0	0	0	0
27-Apr	0	0	0	0	0	0
28-Apr	0	0	0	0	0	0
29-Apr	0	0	0	0	0	0
30-Apr	0	0	0	0	0	0
1-May	0	0	0	0	0	0
2-May	0	0	0	0	0	0
3-May	0	0	0	0	0	0
4-May	0	0	0	0	0	0
5-May	0	0	0	0	0	0
6-May	0	0	0	0	0	0
7-May	0	0	0	0	0	0
8-May	0	0	0	0	0	0
9-May	0	0	0	0	0	0
10-May	0	0	0	0	0	0
11-May	0	0	0	0	0	0
12-May	0	0	0	0	0	0
13-May	0	0	0	0	0	0
14-May	0	0	0	0	0	0
15-May	0	0	0	0	24	4
16-May	0	0	0	0	24	4
17-May	0	0	0	0	24	4
18-May	0	0	0	0	24	4
19-May	0	0	0	0	24	4
20-May	0	0	0	0	24	4
21-May	0	0	0	0	24	4
22-May	0	0	0	0	24	4
23-May	0	0	0	0	24	4
24-May	0	0	0	0	24	4
25-May	0	0	0	0	24	4
26-May	0	0	0	0	24	4
27-May	0	0	0	0	24	4
28-May	0	0	0	0	24	4
29-May	0	0	0	0	24	4
30-May	0	0	0	0	24	4
31-May	0	0	0	0	24	4
1-Jun	0	0	0	0	24	4

ATTACHMENT 1

2-Jun	0	0	0	0	24	4
3-Jun	0	0	0	0	24	4
4-Jun	0	0	0	0	24	4
5-Jun	0	0	0	0	24	4
6-Jun	0	0	0	0	24	4
7-Jun	0	0	0	0	24	4
8-Jun	0	0	0	0	24	4
9-Jun	0	0	0	0	24	4
10-Jun	0	0	0	0	24	4
11-Jun	0	0	0	0	24	4
12-Jun	0	0	0	0	24	4
13-Jun	0	0	0	0	24	4
14-Jun	0	0	0	0	24	4
15-Jun	0	0	0	0	24	4
16-Jun	0	0	0	0	0	0
17-Jun	0	0	0	0	0	0
18-Jun	0	0	0	0	0	0
19-Jun	0	0	0	0	0	0
20-Jun	0	0	0	0	0	0
21-Jun	0	0	0	0	0	0
22-Jun	0	0	0	0	0	0
23-Jun	0	0	0	0	0	0
24-Jun	0	0	0	0	0	0
25-Jun	0	0	0	0	0	0
26-Jun	0	0	0	0	0	0
27-Jun	0	0	0	0	0	0
28-Jun	0	0	0	0	0	0
29-Jun	0	0	0	0	0	0
30-Jun	0	0	0	0	0	0
1-Jul	0	0	0	0	0	0
2-Jul	0	0	0	0	0	0
3-Jul	0	0	0	0	0	0
4-Jul	0	0	0	0	0	0
5-Jul	0	0	0	0	0	0
6-Jul	0	0	0	0	0	0
7-Jul	0	0	0	0	0	0
8-Jul	27	0	0	0	0	0
9-Jul	113	16	0	0	0	0
10-Jul	101	16	0	0	0	0
11-Jul	178	24	0	0	0	0
12-Jul	172	22	30	6	0	0
13-Jul	198	29	30	6	0	0
14-Jul	191	29	30	6	0	0
15-Jul	210	27	30	6	0	0
16-Jul	155	29	30	6	0	0
17-Jul	148	30	30	6	0	0
18-Jul	186	31	30	6	0	0
19-Jul	155	31	30	6	0	0
20-Jul	203	30	30	6	0	0
21-Jul	196	31	30	6	0	0
22-Jul	196	34	30	6	0	0
23-Jul	209	33	30	6	0	0

ATTACHMENT 1

24-Jul	215	36	30	6	0	0
25-Jul	105	31	30	6	0	0
26-Jul	60	9	30	6	0	0
27-Jul	76	14	30	6	0	0
28-Jul	217	35	30	6	0	0
29-Jul	209	44	30	6	0	0
30-Jul	212	41	30	6	0	0
31-Jul	238	44	30	6	0	0
1-Aug	213	37	30	6	0	0
2-Aug	228	45	30	6	0	0
3-Aug	198	44	30	6	0	0
4-Aug	234	46	30	6	0	0
5-Aug	203	44	30	6	0	0
6-Aug	210	49	30	6	0	0
7-Aug	202	46	30	6	0	0
8-Aug	197	42	30	6	0	0
9-Aug	192	44	30	6	0	0
10-Aug	183	45	30	6	0	0
11-Aug	200	37	30	6	0	0
12-Aug	203	45	30	6	0	0
13-Aug	193	46	30	6	0	0
14-Aug	234	49	30	6	0	0
15-Aug	219	56	30	6	0	0
16-Aug	212	49	30	6	0	0
17-Aug	198	45	30	6	0	0
18-Aug	182	57	30	6	0	0
19-Aug	200	58	30	6	0	0
20-Aug	192	57	30	6	0	0
21-Aug	190	61	30	6	0	0
22-Aug	207	59	30	6	0	0
23-Aug	206	56	30	6	0	0
24-Aug	207	64	30	6	0	0
25-Aug	217	58	30	6	0	0
26-Aug	207	61	30	6	0	0
27-Aug	185	63	30	6	0	0
28-Aug	158	42	30	6	0	0
29-Aug	240	51	30	6	0	0
30-Aug	242	51	30	6	0	0
31-Aug	205	49	30	6	0	0
1-Sep	201	51	30	6	0	0
2-Sep	208	51	30	6	0	0
3-Sep	194	52	30	6	0	0
4-Sep	198	53	30	6	0	0
5-Sep	200	46	30	6	0	0
6-Sep	193	49	30	6	0	0
7-Sep	166	50	30	6	0	0
8-Sep	211	60	30	6	0	0
9-Sep	238	68	30	6	0	0
10-Sep	173	68	30	6	0	0
11-Sep	227	39	30	6	0	0
12-Sep	216	62	30	6	0	0
13-Sep	217	64	30	6	0	0

ATTACHMENT 1

14-Sep	234	67	30	8	0	0
15-Sep	266	64	0	0	24	4
16-Sep	259	68	0	0	24	4
17-Sep	243	59	0	0	24	4
18-Sep	274	62	0	0	24	4
19-Sep	259	63	0	0	24	4
20-Sep	235	54	0	0	24	4
21-Sep	248	65	0	0	24	4
22-Sep	258	63	0	0	24	4
23-Sep	243	67	0	0	24	4
24-Sep	259	56	0	0	24	4
25-Sep	244	66	0	0	24	4
26-Sep	236	60	0	0	24	4
27-Sep	239	64	0	0	24	4
28-Sep	253	55	0	0	24	4
29-Sep	236	58	0	0	24	4
30-Sep	230	60	0	0	24	4
1-Oct	243	59	0	0	24	4
2-Oct	260	60	0	0	24	4
3-Oct	248	57	0	0	24	4
4-Oct	257	59	0	0	24	4
5-Oct	216	47	0	0	24	4
6-Oct	220	45	0	0	24	4
7-Oct	179	45	0	0	24	4
8-Oct	161	35	0	0	24	4
9-Oct	46	30	0	0	24	4
10-Oct	0	31	0	0	24	4
11-Oct	0	0	0	0	24	4
12-Oct	0	0	0	0	24	4
13-Oct	0	0	0	0	24	4
14-Oct	0	0	0	0	24	4
15-Oct	0	0	0	0	24	4
16-Oct	0	0	0	0	24	4
17-Oct	0	0	0	0	24	4
18-Oct	0	0	0	0	24	4
19-Oct	0	0	0	0	24	4
20-Oct	0	0	0	0	24	4
21-Oct	0	0	0	0	24	4
22-Oct	0	0	0	0	24	4
23-Oct	0	0	0	0	24	4
24-Oct	0	0	0	0	24	4
25-Oct	0	0	0	0	0	0
26-Oct	0	0	0	0	0	0
27-Oct	0	0	0	0	0	0
28-Oct	0	0	0	0	0	0
29-Oct	0	0	0	0	0	0
30-Oct	0	0	0	0	0	0
31-Oct	0	0	0	0	0	0
1-Nov	0	0	0	0	0	0
2-Nov	0	0	0	0	0	0
3-Nov	0	0	0	0	0	0
4-Nov	0	0	0	0	0	0

ATTACHMENT 1

5-Nov	0	0	0	0	0	0
6-Nov	0	0	0	0	0	0
7-Nov	0	0	0	0	0	0
8-Nov	0	0	0	0	0	0
9-Nov	0	0	0	0	0	0
10-Nov	0	0	0	0	0	0
11-Nov	0	0	0	0	0	0
12-Nov	0	0	0	0	0	0
13-Nov	0	0	0	0	0	0
14-Nov	0	0	0	0	0	0
15-Nov	0	0	0	0	0	0

ATTACHMENT 2

Time	Loads
0:00	6
1:00	3
2:00	4
3:00	2
4:00	2
5:00	2
6:00	2
7:00	10
8:00	10
9:00	11
10:00	15
11:00	11
12:00	14
13:00	11
14:00	13
15:00	10
16:00	7
17:00	13
18:00	19
19:00	13
20:00	12
21:00	12
22:00	10
23:00	8
	220

Time	Loads
6:00	2
7:00	10
8:00	10
9:00	11
10:00	15
11:00	11
12:00	14
13:00	11
14:00	13
15:00	10
16:00	7
17:00	13
18:00	19
19:00	13
20:00	12
21:00	12
22:00	10
23:00	8
0:00	6
1:00	3
2:00	4
3:00	2
4:00	2
5:00	2

Existing Intersection Level of Service

Weekday AM Peak Hour

As shown in **Table 4.10-2, Intersection Level of Service,** the all way stop intersections are experiencing acceptable operation during the AM peak hour. The I-80 Westbound Ramps/Sievers Road/Pedrick Road intersection is operating at LOS B and the I-80 Eastbound Ramps/Sparling Lane/Pedrick Road intersection is operating at LOS A.

The truck percentage of existing total intersection approach volumes is shown in **Table 4.10-3, Truck percentage of Existing Total Intersection Approach Volumes.** Truck traffic using the I-80 freeway/Pedrick Road interchange intersections accounts for approximately 18 percent of traffic through these intersections.

Weekday PM Peak Hour

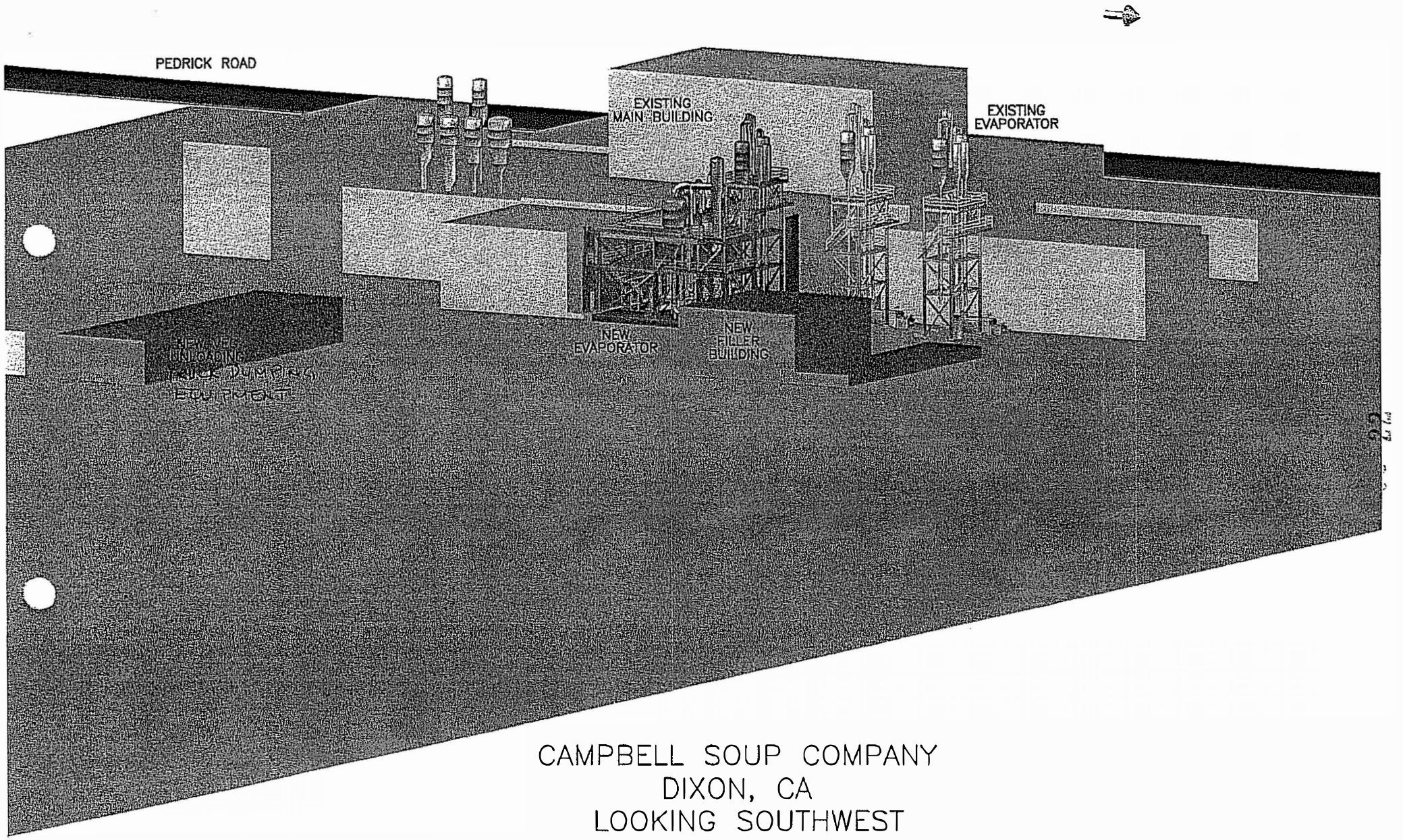
As shown in **Table 4.10-2** the all way stop intersections are experiencing acceptable levels of operation during the PM peak hour. Both the I-80 Westbound Ramps/Sievers Road/Pedrick Road intersection and the I-80 Eastbound Ramps/Sparling Lane/Pedrick Road intersection are operating at LOS B.

Table 4.10-2
Intersection Level of Service

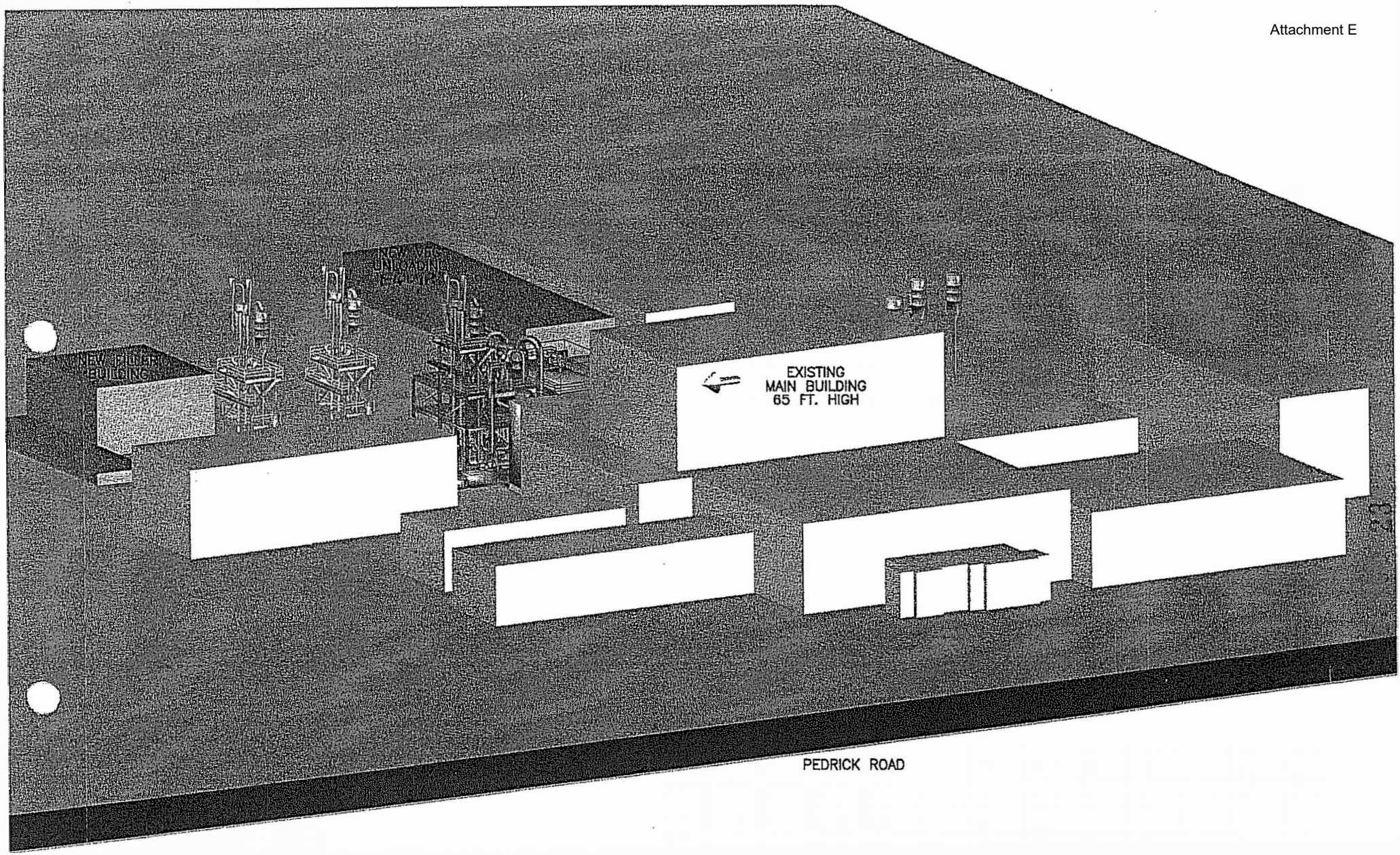
Intersection	Existing		
	Weekday		Sat.
	AM	PM	PM
I-80 EB Ramps/Pedrick Rd. *(All-Way-Stop)*	A-9.6[1]	B-10.2[1]	A-9.3
I-80 WB Ramps/Pedrick Rd. *(All-Way-Stop)*	B-10.7[1]	B-11.2[1]	B-11.2

Source: Crane Transportation Group 2006.

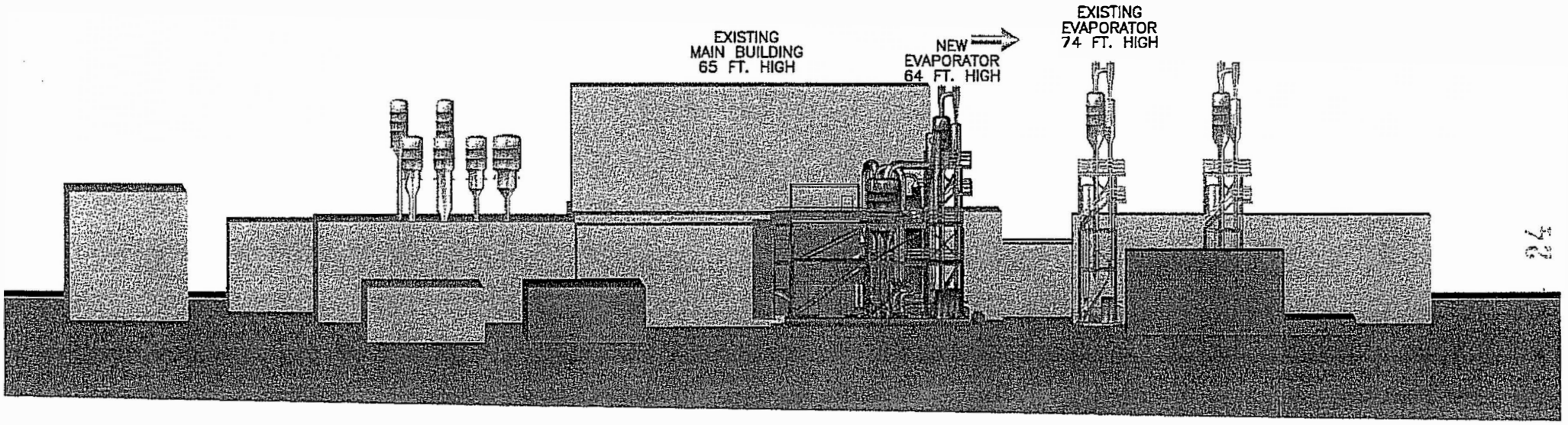
(1) All-way-stop level of service—average control delay in seconds.



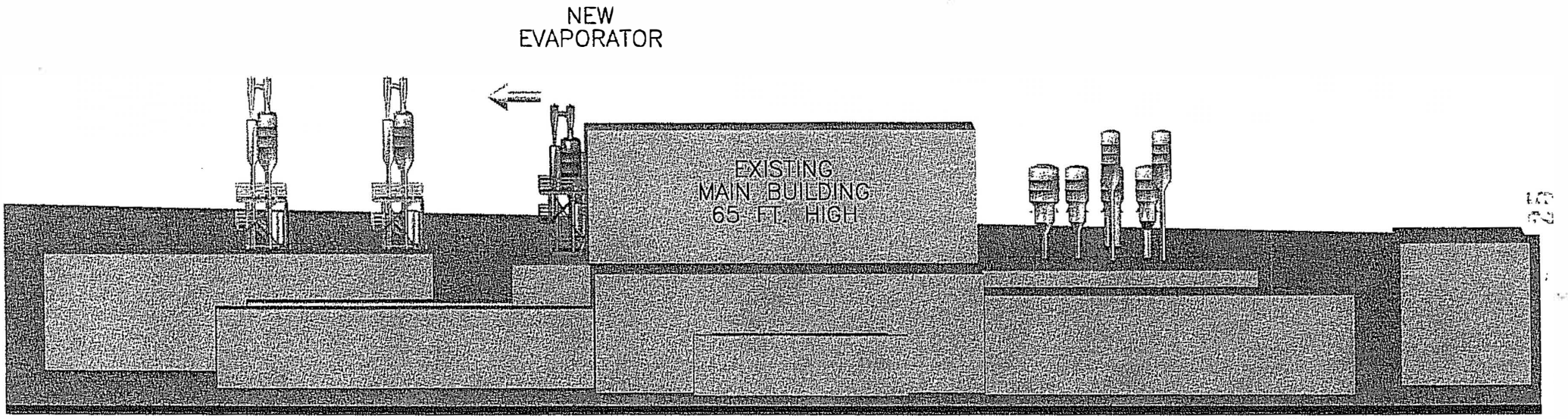
CAMPBELL SOUP COMPANY
DIXON, CA
LOOKING SOUTHWEST



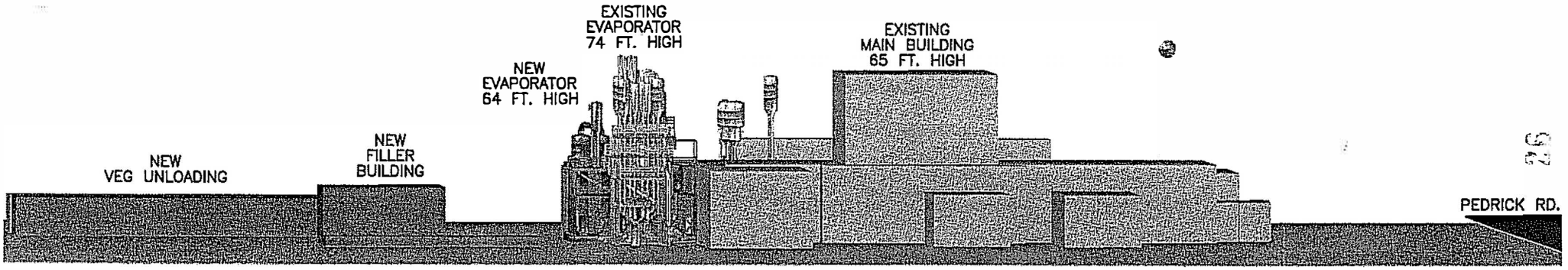
CAMPBELL SOUP COMPANY
DIXON, CA
LOOKING SOUTHEAST



CAMPBELL SOUP COMPANY
DIXON, CA
VIEW LOOKING WEST

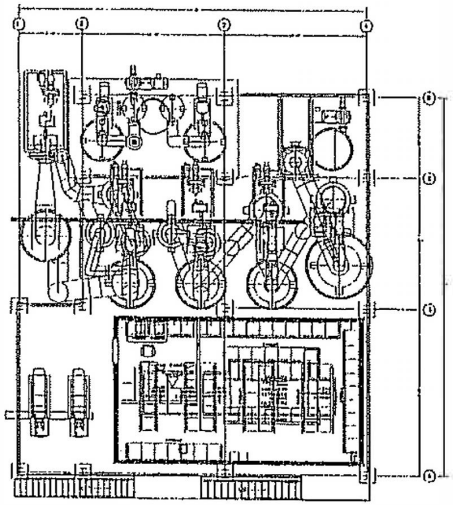


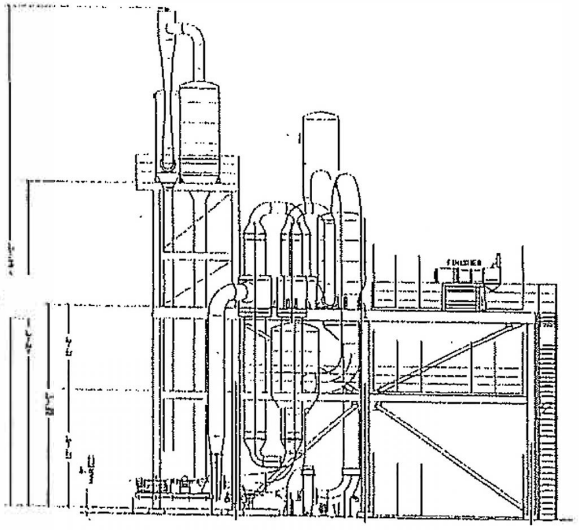
CAMPBELL SOUP COMPANY
DIXON, CA
VIEW LOOKING EAST
FROM PEDRICK RD.



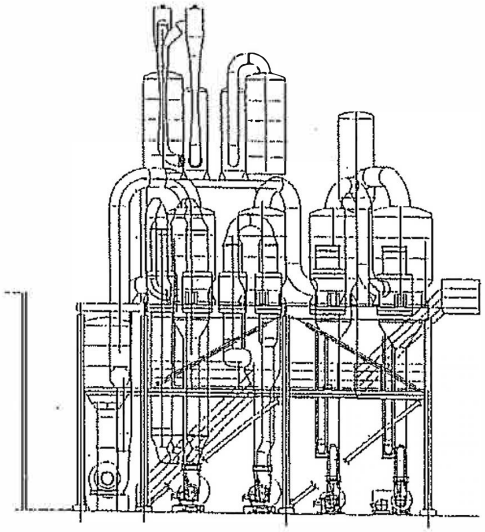
CAMPBELL SOUP COMPANY
DIXON, CA
VIEW LOOKING SOUTH

Attachment E

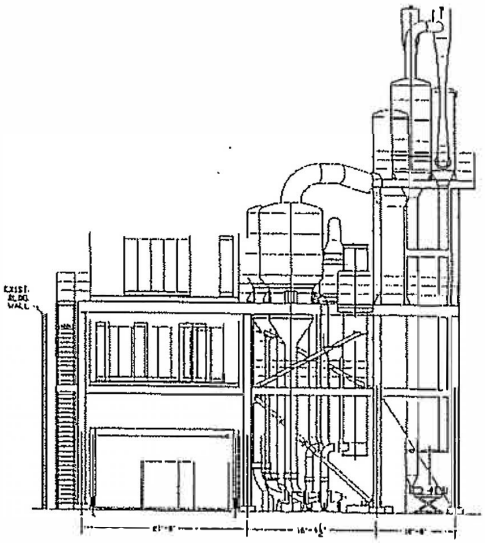




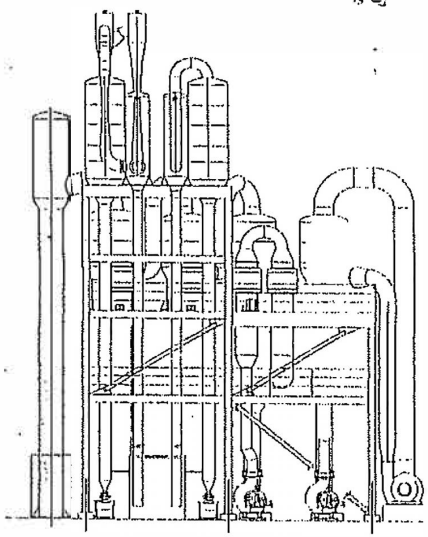
VIEW LOOKING EAST



VIEW LOOKING NORTH
AT COLUMN LINE B



VIEW LOOKING WEST



VIEW LOOKING SOUTH

NO.	CHANGE	BY	DATE
1	UPDATED	PA	1/27/98
2			
3			
4			
5			
6			

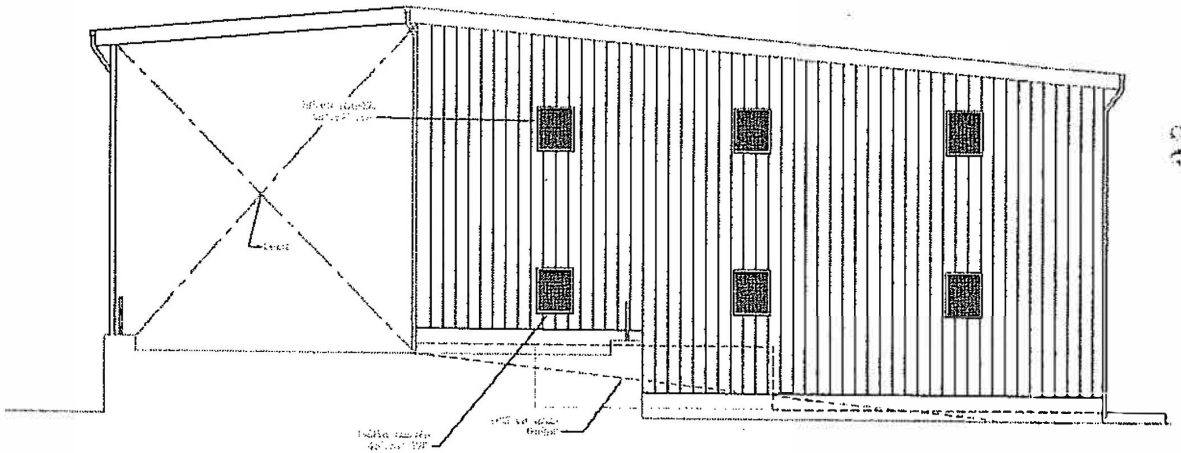
Campbell Soup Supply Company
Dixon, CA

BELLATO ENGINEERS
STOCKTON, CALIFORNIA

TITLE: V77 ORGANIC TOMATO EVAPORATOR & FLASH COOLER
GENERAL ARRANGEMENT

PROJECT NO.
DRAWING NO. 1101
DRAWN BY
DATE
SHEET 1 OF 1 SHEETS
CHECKED
DATE
FILE NO. V7-LO-00

Attachment E



WEST ELEVATION (4/A3)

A3

DRAWN	ALH 03.13.08
CHECKED	BAF 03.13.08
DSGN APVD	IR 3.24.08
DWG MGR APVD	E. PEREK 3.24.08

CAMPBELL SOUP SUPPLY COMPANY, L.L.C.
PLANT ENGINEERING DEPT, DIXON, CA

ELEVATIONS
NEW V7 EXPANSION

DRAWING NO. 008A D537501 REV –

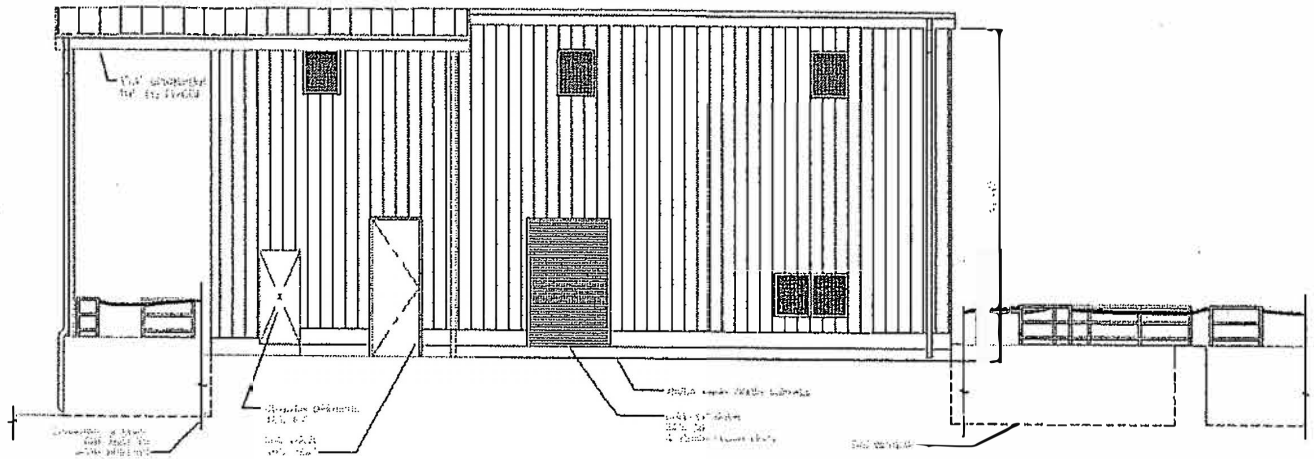
SIZE D FILE NAME 7109 A1-A3.dwg SHEET 3 OF 3

TOLERANCE UNLESS OTHERWISE SPECIFIED

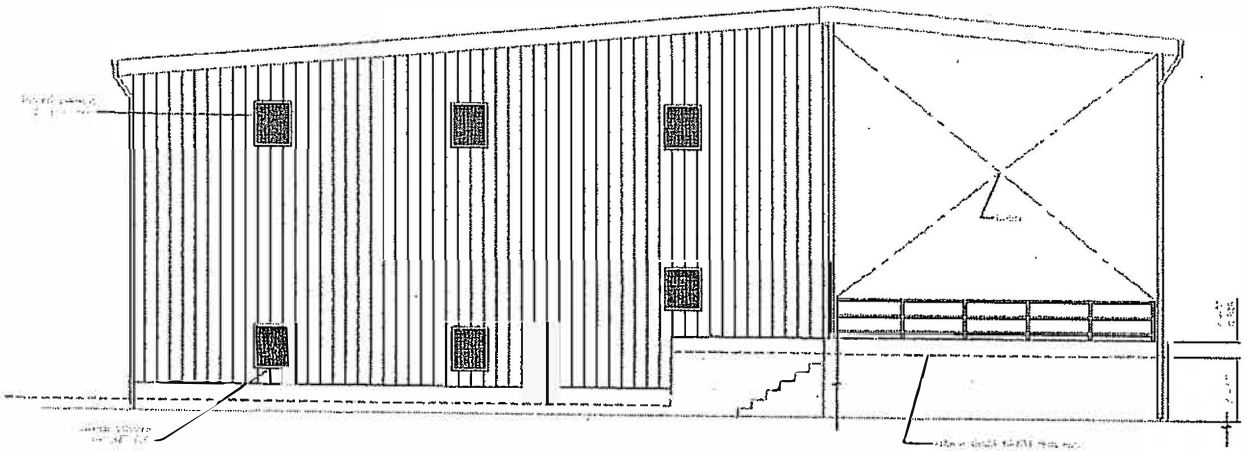
BASIC DIM	1 PL DEC	2 PL DEC	3 PL DEC
UP TO 6	±.04	±.02	±.005
6 TO 24	±.06	±.03	±.010
24 UP	±.10	±.06	±.015

ANGULAR DIMENSIONS ±1/2°

Attachment E



NORTH ELEVATION (2/A2)



EAST ELEVATION (1/A2)

A2

SCALE: 1/4"=1'-0"	
TOLERANCE UNLESS OTHERWISE SPECIFIED	
BASIC DIM	1 PL DEC / 2 PL DEC / 3 PL DEC
UP TO 6	±.04 / ±.03 / ±.005
6 TO 24	±.06 / ±.03 / ±.010
24 UP	±.10 / ±.08 / ±.015
ANGULAR DIMENSIONS ±1/2°	
DRAWN: ALH	03.13.08
CHECKED: BAF	03.13.08
ENGR APVD: IR	3.24.08
MFG APVD: E. PEREK	3.24.08

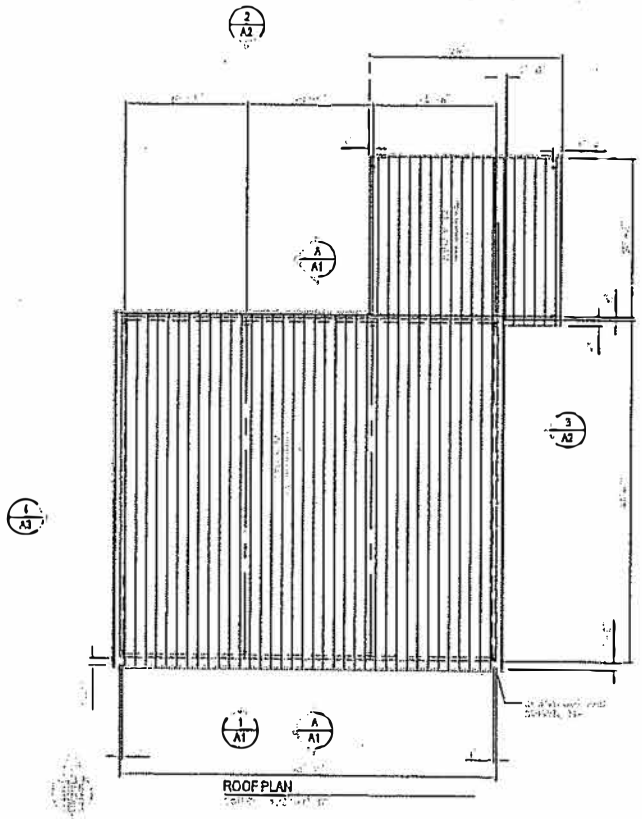
CAMPBELL SOUP SUPPLY COMPANY L.L.C.
PLANT ENGINEERING DEPT, DIXON, CA

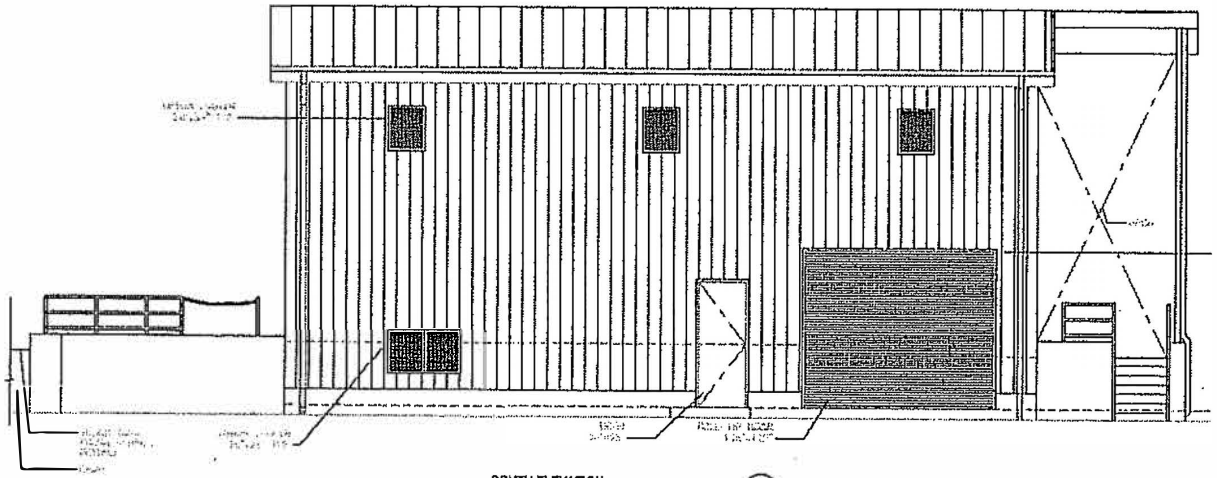
ELEVATIONS
NEW V7 EXPANSION

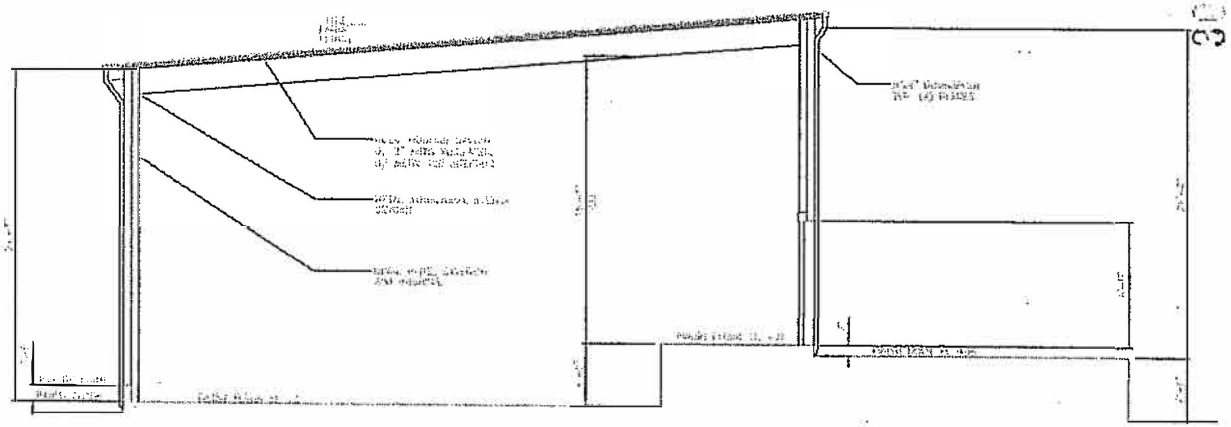
008A D537501 –

7109 A1-A3.dwg SHEET 2 OF 3

Attachment E







LEGEND

BUILDING VENTILATION

TOLERANCE UNLESS OTHERWISE SPECIFIED			
BASIC DIM	1 PL DEC	2 PL DEC	3 PL DEC
UP TO 6	±.04	±.02	±.005
6 TO 24	±.08	±.03	±.010
24 UP	±.10	±.06	±.015
ANGULAR DIMENSIONS ±1/2°			

DRAWN	AJH	03.13.08
CHECKED	BAF	03.13.08
ENG APVL	IR	03.24.08
MFG APVL	E. PEREK	3.24.08

CAMPBELL SOUP SUPPLY COMPANY L.L.C.
PLANT ENGINEERING DEPT, DIXON, CA

ROOF PLAN,
SECTION, & ELEVATION
NEW V7 EXPANSION

DRAWING NO. 008A D537501 REV -

SIZE D FILE 7109 A1-A3.dwg SHEET 1 OF 3

A1

DEPARTMENT OF RESOURCE MANAGEMENT
PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

A. BACKGROUND

Project Title:	Campbell Soup Supply Company, LLC
Application Number:	Use Permit Application No. U-08-10
Project Location:	8380 Pedrick Road
Assessor Parcel No.(s):	111-050-11
Project Sponsor's Name and Address:	Campbell Soup Supply Company 8380 Pedrick Road Dixon, CA 95620
General Plan Designation:	General Industrial
Zoning Designation:	General Manufacturing (MG-3)
Environmental Setting *(Describe In Detail)*:	The subject property consists of 29.18 acres, developed as the Campbell Soup Supply Company tomato processing facility. The site is located approximately ½ mile NE of the City of Dixon (downtown), between Pedrick Road and the Southern Pacific railroad tracks. The Dixon city limits front the site to the west. Pedrick Road is owned and maintained by the City of Dixon.
Surrounding Land Uses:	
North	Row crops
South	Auto parts repair
East	Pasture
West	Pedrick Road and row crops

B. PROJECT DESCRIPTION: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.

The applicant is proposing an expansion to its existing tomato processing facility on Pedrick Road. The expansion will allow the processing of other vegetables and juice concentrating systems in addition to the current tomato processing. The project will include installation of bulk vegetable unloading systems, vegetable processing equipment, a juice evaporator and cooler, and a bulk product filling building and supporting infrastructure. The expansion is permitted by-right in the MG zoning district. The proposed expansion includes installation of a 67 ft. high evaporator. The height limit in the MG zoning district is 50 feet, however additional height may be granted pursuant to approval of a conditional use permit. This use permit application request allows the proposed expansion to exceed the 50' height limit and be constructed to 67'.

All new facilities will be located on the 29 acre parcel and be located approximately 246 feet east of Pedrick Road, behind the existing production buildings. The new structures and equipment are of similar design, appearance, and height to the existing facilities.

Specifically, the multi-stage evaporator and flash cooler is designed to concentrate various vegetable juices, and will be

installed within an open 45' 6" high structural steel tower. The evaporator/cooler is constructed of stainless steel. The tower will include three open platform levels and support the evaporator, flash cooler, and two electrical MCC enclosures. The three levels of the tower will be fabricated with solid steel decking and will have access stairways for operators and maintenance personnel. The MCC enclosures will have concrete floors and be totally enclosed and ventilated. This work will occupy 2016sf of exterior area located to the east side of the main production building and is currently paved. This area is approximately 326 feet from Pedrick Road and 430 feet south of the north property line. Minor modification to existing drains will be made to accommodate the foundation and structure.

An electrical dry transformer substation will be installed in the newly constructed electrical room under the south side of the evaporator structure. This unit will provide the power to the evaporator, compressors, filler building, and vegetable processing equipment and truck unloading operations.

A new single story, pre-engineered metal building of approximately 2112 square feet will be installed to house a bulk product filling operation on the east side of the facility, on a paved area of the property used for tomato trailer staging. The building will include truck docks, and a fork truck ramp. The filler building will be 21 feet high and be constructed of steel framing with metal siding, and a concrete foundation. This building will be set back 420 feet east of Pedrick Road and 328 feet south of the northern property line.

Other ancillary facilities will be constructed, including two bulk vegetable truck unloading systems. They'll be installed to the rear of the property, next to existing truck unloading systems. These systems will handle and process vegetables in a similar manner as the existing process. The vegetables will be cleaned, inspected and juice will be extracted in preparation to be concentrated. Other work will include relocating air compressors to provide room for the juice evaporator.

The project objective is to allow the existing facility to receive and process vegetables, other than tomatoes, for juice concentrate. The additional equipment and buildings will be utilized approximately one month prior to and one month following tomato growing season in order to process other vegetable crops. Current tomato season is July to October. The expansion will allow the applicant to process other vegetables beginning in mid May and through late October, while also expanding its ability to process tomatoes during tomato harvest season. No additional employees are anticipated.

C. ADDITIONAL DATA

NRCS Soil Classification:	Predominantly Capay silty clay loam, Class 2
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

D. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (RESPONSIBLE, TRUSTEE AND AGENCIES WITH JURISDICTION

Regional Water Quality Control Board
Yolo Solano Air Quality Management District

E. CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS (Describe In Detail)

The property consists of one legal parcel currently zoned General Manufacturing (MG-3). The parcel is approximately 29 acres in size. Chapter 28 of the Solano County Code (Zoning Regulations), provides that "manufacturing, processing, disassembling and assembling, and storage of products and materials" are allowed uses in the MG-3 zoning district [Sect. 28-35(b)(1)]. Consideration of the increase in equipment height to 67 feet is consistent with Section 28-35(e) which allows for an increase pursuant to approval of a use permit.

The property is designated General Industrial by the Land Use and Circulation Element of the Solano County General Plan. The proposed use is also consistent with the policies set forth in the Land Use and Circulation Element of the Solano County General Plan (Policies, page 100 and Table 11, Page 139).

F. ENVIRONMENTAL REVIEW CHECKLIST

Brief explanation or reference of all answers following each issue: (For source citations, see Section G below).

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of light or glare which would have a substantial adverse effect on day or nighttime views in the area?				X

DISCUSSION:
I.a. The property is located on Pedrick Road, which is not defined as a scenic corridor in the Scenic Roadways Element of the Solano County General Plan, however Hwy 80 is defined as a Scenic Roadway, and is located approximately 3300 feet to the northwest. The "Foreground Component" policies in this area are specific to Flat Cropland, and address development of intensive agriculture designations. This site is not designated intensive agriculture, and is not a new facility. The tomato production facility is 30 years old, and the proposed expansion is to the east (rear) of the primary buildings, a portion of which is 65' high. Additionally, the proposed 67' high evaporator will be located next to an existing 74' high evaporator, which was constructed many years ago. It is not anticipated that either the additional equipment or the increase in height of the equipment will be noticeable from Hwy 80. There is expected to be ***no impact*** to scenic vistas.

I.b. There are no scenic resources, such as trees, rock outcroppings, or historic buildings in the vicinity of the proposed expansion. The site is currently developed and paved. Therefore, there will be ***no impact*** to scenic resources.

I.c. The existing site is developed with a tomato processing facility. The proposed expansion is located to the rear (east) of

the primary buildings and will be screened from view on Pedrick Road. The new 67' evaporator will be visible from Pedrick Road, but much of it will be screened by the 65' high main building as well. The addition of the new equipment and facilities will not significantly impact the existing visual character or quality of the site and its surroundings and a ***less than significant impact*** is expected.

I.d. No new permanent source of light is proposed with this project. The facility currently utilized existing pole lighting and structurally attached exterior lights. No new lighting is proposed with this application. There will be ***no impacts*** associated with day or nighttime views.

III. AGRICULTURAL RESOURCES (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland). Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime or Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Prime or Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

DISCUSSION:

II.a-c The proposed expansion to the processing facility will not convert prime farmland and farmlands of statewide importance to non-agricultural uses, as it is currently an industrial use and will be located on a developed portion of the site. The property is not under a Williamson Act contract. Therefore, ***no impacts*** are anticipated to occur to agricultural resources.

III. AIR QUALITY Based on the significance criteria established by the Yolo Solano Air Quality Management District (YSAQMD), would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

III. AIR QUALITY Based on the significance criteria established by the Yolo Solano Air Quality Management District (YSAQMD), would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

DISCUSSION:

III.a-c. Based on the anticipated number of vehicle trips generated by the project (see Transportation/Traffic Section), operation of the project should not result in significant impacts on general air quality, and does not appear to require a new or modified permit with the Yolo Solano Air Quality Control District (YSAQCD), based on informal discussions with the district. However, the project does contain the possibility of adding to the cumulative and incremental effect of overall climate change by adding additional truck trips to the use of the facility, through the output of carbon dioxide emissions (CO2), though at this time there is no confirmed threshold for what is or isn't considered significant. Climate change refers to any significant change in measure of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human and activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of GHG emission in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e. fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. General scientific consensus and increasing public awareness regarding global warming and climate change have placed new focus on the CEQA review process as a means to address the effects of GHG emission from proposed projects on climate change.

As stated in the Transportation/Traffic Section of this document, a maximum of 36 additional truck trips per day is anticipated as a result of the proposed expansion and increase in production during tomato season (36 trips per day during tomato season and 28 trips per day prior to and after tomato season for the additional vegetables). This represents approximately a 21% increase in truck trips, though most of these additional trips are due to an extension in the length of the processing season. Currently, the truck trips are about 24,767 total during the four month tomato processing season. The expansion will add 5,254 trips, as a result of the season expansion (May and October) and the increase in processing during tomato season. These additional trips could add to the incremental effect of global warming, unless offset by project operations or mitigation measures to help reduce the effect.

It should be noted that the applicant currently serves as a significant service to many locally operated farms, as it contracts for over half of the tomato acreage in Solano County. This alone helps to reduce vehicle exhaust output which would otherwise be greater if the tomato hauling trucks had to travel a greater distance to take the product to processing. The applicant also employs 199 total employees. Of those 199 employees, 155 live in Solano County and, of those, 138 reside in the City of Dixon. The applicant provides for a very close workplace for the majority of its employees. The close proximity of the facility to its workforce greatly reduces vehicle emissions from commuting employees, who might otherwise travel a longer distance to get to work.

At this time, it is difficult to quantify if this expansion provides a significant impact to global warming because no established threshold currently exists. However, the County believes that any additional industrial expansion should do its part to help mitigate any addition to the global warming effect. As such, the following general measures are required of the applicant. They will help ensure that impacts are kept to a less than significant level.

Mitigation:

III.a: The applicant shall limit idling time for all commercial vehicles, including delivery and construction vehicles.

III.b: The applicant shall promote the use of zero or low emission vehicles whenever possible or practical.

III.c: Continue to promote the purchase of locally grown agricultural products, which will result in fewer and shorter delivery truck trips in the agricultural industry.

III.d: The applicant shall adhere to, and continue to meet, all requirements of the Yolo Solano Air Quality Management District.

III.e: The applicant shall utilize Best Available Control Technology (BACT) for all equipment during the construction phase and operational phase of the expansion.

III.d,e The site is industrial in nature, but surrounded by agricultural uses. Due to the location of the processing facility and its expansion area, the project is unlikely to create objectionable odors affecting a substantial number of people. Any odors associated with the project would be limited to odorants already occurring at the site during normal operational periods. Such odor releases are existing and the expansion is not anticipated to provide any significant increase. No new odors will result from the approval of the proposed project. ***No impact*** anticipated.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Sect. 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

DISCUSSION:
IV.a-f The proposed project involves physical expansion of the site on an already developed and paved area. No natural lands will be impacted by the expansion. No riparian or natural habitat will be disturbed. This project will not conflict with any conservation plans. Therefore, the project will have ***no impacts*** on biological resources.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

DISCUSSION:
V.a-d: There are no structures on the project site that are listed on the California Historical Register. The location of the expansion is in a developed and paved area of the site, and no archaeological or paleontological resources, or human remains, will be disturbed Therefore, ***no impacts*** are anticipated.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Pub. 42).				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				X
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?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X

DISCUSSION:
VI.a.i-ii. No portion of the project site is located within an Alquist-Priolo Earthquake Fault Zone. Ground shaking from any regional fault system could expose people or structures to potential substantial adverse effects. All structures and equipment will require issuance of building permits. Issuance of building permits, and satisfaction of building code requirements, will ensure that all requirements of the current Uniform Building Code are met, relating to seismic safety. There will be ***no impacts.***

VI.a.iii The project site is not located in an area known to be prone to liquefaction and there would be ***no impact.***

VIa.iv, c,d. Per the Solano County Health and Safety Element, the parcel is not located in a Type A or B Slope Instability Category, or in an area prone to surface faulting or ground failure. ***No impacts*** from faulting, landslides, or ground failure should occur.

VI.b The proposed expansion will not result in additional erosion or topsoil loss, as the expansion will occur on land currently paved. No soil will be disturbed. There will be ***no impacts*** relating to loss of topsoil.

VI.e There is an existing on-site sewage disposal system at the existing facility, and no new permanent sewage disposal system is planned. As such, there should be ***no impacts***.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Govt. Code §65962.5 and, as a result, would create a significant hazard to the public or the environment.				X
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 or private airport, public use airport, or private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

DISCUSSION:
VII.a,b,c,d,e The existing facility current has a Hazardous Materials Business Plan on file with Solano County (Plan #80333). The Plan details the facility's measures to prevent spilling and leakage of hazardous materials onsite. It provides for regular inspections by County Environmental Health staff to ensure that all preventative measures are in place and functional. The Plan also provides for clean-up procedures in the event of an unforeseen accident. The Business Plan covers the proposed expansion and does require updating. As such, no hazardous materials should be released into the environment through transport or accidental upset of hazardous materials as a result of this proposal. The project site is not listed on a list of hazardous materials sites, nor located within an airport land use plan. Therefore, ***no impacts*** are anticipated.

VII.f-g. There is no adopted emergency response plan or emergency evacuation plan on this subject property. Per the Solano County Health and Safety Element, the project site is not located in an area of high wildfire risk. ***No impacts anticipated.***

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?				X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

VIII.a The existing process facility is currently operating under Waste Discharge Requirements (WDR) from the Regional Water Quality Control Board (RWQCB). The proposed expansion necessitates the submittal of a Report of Waste Discharge to the RWQCB to revise its WDR to reflect the expansion and land application program. The applicant re-uses its processing wastewater by irrigating approximately 618 acres of adjacent cropland. Through the issuance of the WDR from the State and ongoing compliance with those requirements will ensure that there will not be a significant impact due to a violation of water quality standards or waste discharge requirements. ***No impacts*** anticipated.

VII.b The project facility utilizes onsite wells for its operations. One well provides potable water, while two deep production wells are used for food processing. The Report of Waste Discharge shows the average water use to be approximately 3.5 million gallons of water per day during processing season (May – October). About 350 million gallons of wastewater per year is applied to the cropland. During this time, the processed water offsets the demand for irrigation water from agricultural wells east of the railroad tracks (lands to the east). The process water reduces the need for pumping of those wells by 50 percent. The process water used for land application also serves to recharge the underlying aquifer. Though the facility utilizes large amounts of groundwater for its processing, much of that water is returned to the aquifer. This, combined with the 50% reduction in needed irrigation water for adjacent cropland, indicates that a ***less than significant impact*** is anticipated.

VII.c-e The proposed expansion includes the location of equipment and structures on a currently paved and developed area. No additional impervious surface is proposed as a result of the project. As such, no additional runoff or erosion is to be expected. ***No impacts*** anticipated.

VII.g-i Per the Solano County Health and Safety Element, the parcel is located in or adjacent to a 100 year flood plain. The expansion of the facility will not place housing in the flood plain. The expansion will provide for new equipment and a small amount of new structures (approx. 4000sf). This is a minor addition, compared to the size of the existing facility, and will not pose a significant impact to the redirection or impediment of water flow. Therefore, ***a less than significant impact*** is expected.

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, Local Suisun Marsh Protection Program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.				X
c. Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				X

DISCUSSION:
IX.a-c The project will not physically divide any community. The project site is zoned General Manufacturing (MG-3). The General Plan designates the subject property as General Industrial. The proposed project is consistent with the MG-3 zoning and General Industrial land use designation. There is no conservation plan in the project vicinity. Therefore, there should be ***no impacts***.

X. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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?				X

DISCUSSION:
X.a,b There are no known mineral resources of value to the region in the project area and no locally-important mineral resource recovery sites delineated in County documents. Therefore, no mineral resources will be lost and ***no impacts*** will occur.

XI. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

XI. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:
As most of the land use in the area is agricultural, there are not a lot of noise sources in the immediate area of the project, except for processing equipment onsite, and vehicular traffic on Pedrick Road and nearby Hwy 80. The noise environment of the area surrounding the project site is dominated by traffic on Pedrick Road and equipment associated with onsite operations.

XI.a,b,e With the parcel being 29 acres in size, persons are not expected to be exposed to noise levels in excess of established standards or excessive groundborne vibration. The site is currently developed as an industrial land use. The proposed expansion is not anticipated to generate any substantial additional noise than what is currently existing at the site. The General Plan does not provide decibel level thresholds for fixed point non-residential uses, except for measuring at the nearest residential zone. There are no residential zones in the vicinity. Also, the project site is not located within an airport land use plan. The project should have ***no impacts.***

XI.c. As a result of the expansion, there should be no permanent long-term noise increase, as the expansion will allow the processing season to expand by about two months. This is a seasonal increase in use and will not provide any permanent increase in use or noise. Therefore, ***no impact*** is anticipated.

XI.d The periodic/temporary noise levels will increase due to the expanded processing time period of an additional two months. The area of expansion is over 250 feet from Pedrick Road and located behind the existing facilities, thus screening any increase in production noise from Pedrick Road. It is also not anticipated that any increase in noise will be noticeable over the existing noise of traffic on Pedrick Road and the ambient background sounds from Hwy 80. It is also expected that there will not be any significant increase during the normal processing season, just during the extended processing season. Taking into consideration the central location of the expansion on the property, proximity to Pedrick Road and the freeway, and the minimal seasonal increase in processing timeline, impacts are anticipated to be ***less than significant***.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial 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)?				X
b. Displace substantial amounts of existing housing or numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:
XII.a The project is not residential and will not construct infrastructure that could induce population growth. Therefore, the project will have ***no impact***.

XII.b The project does not involve the displacement of homes or people, and will have ***no impact***.

XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire Protection?				X
b. Police Protection?				X
c. Schools?				X
d. Parks?				X
e. Other public facilities?				X

DISCUSSION:

XIII.a-e According to the Dixon Fire District, the proposed expansion does not create the need for new fire station facilities. The Sheriffs Department has adequate facilities and staff to police the area. There are no parks proposed on-site and the expansion would have no impacts to park facilities. As a result, the proposed expansion would have ***no impact*** on public services.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?				X
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
c. Eliminate or impact existing recreational facilities?				X

DISCUSSION:
XIV.a The proposed expansion does not pose an impact to existing neighborhood or regional parks in the vicinity of the project. Therefore, there are ***no impacts*** anticipated.

XIV.b,c The project would not require the construction or expansion of recreational facilities nor eliminate or impact existing recreational facilities. There are ***no impacts.***

XV. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which would create a significant impact on the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, on congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

DISCUSSION:
The applicant has submitted a Traffic Analysis, performed by Omni-Means, Ltd. (attached). The study indicates that the expansion will generate additional truck trips to the site before, during, and immediately after typical harvest season. The analysis indicates a maximum increase of 36 truck trips per day; with 2 truck trips during AM peak hour and 3 truck trips during the PM peak hour. The consultant concludes that this minor increase in trips does not represent a significant increase in travel demand on the adjacent roadway system. According to the consultant, generally a threshold of 25-50 passenger vehicles is used to determine significance levels, which may require a further quantified analysis. The passenger car equivalent conversion of trips would be 9 during the PM peak hour for the proposed expansion. As such, no further analysis is necessary.

XV.a. As described above, the additional trips generated from the expansion is relatively minor, and is not anticipated to significantly impact the traffic load or road capacity. Per the Solano County Public Works and Engineering Division, the additional truck trips generated from the expansion of the facility and the seasonal increase in production does not warrant any further studies or need for mitigation. The increase in traffic should not have significant impacts on the existing traffic load and capacity of the street system; therefore; any impacts would be ***less than significant***.

XV.b,c. According to the Traffic Analysis (referencing the Flying J Travel Plaza DEIR (August 2006)), the adjacent roadway system is currently operating at a Level of Service (LOS) A/B. Given the slight increase in trips associated with the expansion and the high(good) service levels on the adjacent roadway system, the proposed expansion does not represent a significant impact, nor requires additional impact analysis. Therefore, ***no impacts*** are expected.

XV.d-g. Access is available from three driveways off of Pedrick Road. The north and south driveways provide ingress and egress primarily for trucks. The large circular access road around the facility will not be impacted by the expansion. The center driveway provides ingress and egress for employees and visitors in passenger cars, and serves the parking area. The proposed expansion would not result in inadequate emergency access or inadequate parking capacity, as the parking area is at the west side of the existing facility and the expansion is to the east (rear) of the facility. No parking will be removed and there will not be an increase in employees that would necessitate additional parking spaces. There will be ***no impacts*** relating to parking or emergency access.

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill without sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Not comply with federal, State, and local statutes and regulations related to solid waste?				X

DISCUSSION:

XVI.a-c. As stated in the Hydrology Section, the applicant is operating under Waste Discharge Requirements from the RWQCB, and has submitted a Report of Waste Discharge to them for an update of their permit. Process wastewater is captured in a pond system at the southeast corner of the parcel. Currently, storm water runoff is also being diverted to these ponds through a tailwater return system. This water is utilized for irrigation on approximately 618 acres of adjacent cropland. Sanitary sewage is routed to two separate ponds at the northeast corner of the parcel. Here, the wastewater is allowed to evaporate and percolate into the ground. The entire waste management system falls within the permitting authority of the RWQCB. The applicant is awaiting the State's approval for the expansion of the system to accommodate additional processing waste from the expanded processing season. More specific information relating to the amount of wastewater generated and its disposal can be found in the applicant's Report of Waste Discharge, on file at the Department of Resource Management. Issuance of updated Waste Discharge Requirements by the State will ensure that the proposed facility expansion will not pose a significant impact as a result of expansion of wastewater or stormwater management systems, and will not be out of compliance with wastewater requirements set forth by the RWQCB. Therefore, there will be a ***less than significant impact.***

XVI.d The project site utilizes three groundwater wells to process the tomatoes and to provide a potable water source to the facility. As described in the Hydrology Section, the Report of Waste Discharge shows the average water use to be approximately 3.5 million gallons of water per day during processing season (May – October). About 350 million gallons of wastewater per year is applied to the cropland. During this time, the processed water offsets the demand for irrigation water from agricultural wells east of the railroad tracks (lands to the east). The process water reduces the need for pumping of those wells by 50 percent. The process water used for land application also serves to recharge the underlying aquifer. Though the facility utilizes large amounts of groundwater for its processing, much of that water is returned to the aquifer. This, combined with the 50% reduction in needed irrigation water for adjacent cropland, indicates that a ***less than significant impact*** is anticipated as it relates to effect on water supplies.

XVI.e-g. Wastewater is currently handled with on-site waste ponds and utilized for crop irrigation, as discussed above. The project as proposed will not increase capacity of a wastewater treatment facility, nor be in non-compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, ***no impacts*** are anticipated.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?				X
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)?				X
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

DISCUSSION:
The Solano County General Plan has designated this area for industrial uses, and impacts associated with normal industrial and manufacturing uses are to be expected and have been anticipated in the County General Plan. No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings.

G. SOURCES USED AS REFERENCE

1. Previous Environmental Documents: N/A

2. Other References (all available for review at the Solano County Department of Resource Management):

   a. Health and Safety Element of the Solano County General Plan, May 1977
   b. Scenic Roadways Element of the Solano County General Plan, May 1977
   c. Land Use and Circulation Element of the Solano County General Plan, 2003
   d. Solano County Zoning Code
   e. Part I of Initial Study, Environmental Impacts
   f. Report of Waste Discharge, prepared by Brown and Caldwell, dated May 9, 2008
   g. Traffic Analysis, prepared by Omni-Means, Ltd., dated June 13, 2008 (attached)

H. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following summary checklist indicates those potentially significant environmental impacts identified in the above

analysis which have not been mitigated to a level of insignificance.

Aesthetics		Agricultural Resources		Air Quality	
Biological Resources		Cultural Resources		Geology and Soils	
Hazards and Hazardous Materials		Hydrology & Water Quality		Land Use and Planning	
Mineral Resources		Noise		Population and Housing	
Public Services		Recreation		Transportation/Traffic	
Utilities & Service Systems		Mandatory Findings of Significance			

I. EVALUATION AND RECOMMENDATION

On the basis of the information available to it in the record and the boxes checked in Sect. IV of this Initial Study, the Solano County Department of Resource Management finds:

___ that the proposed project COULD NOT have a significant effect on the environment, and recommends that a NEGATIVE DECLARATION be prepared.

_X_ that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the checklist have been added to the project and agreed to by the applicant, and recommends that a MITIGATED NEGATIVE DECLARATION be prepared.

___ that the project MAY have a significant effect on the environment, and recommends that an ENVIRONMENTAL IMPACT REPORT be required.

___ that the proposed project MAY have a significant effect(s) on the environment, but that one or more of its potentially significant adverse effects 1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) have been adequately addressed by mitigation measures based on said earlier document, as described above, and recommends that an ENVIRONMENTAL IMPACT REPORT be required, but that it analyze only those effects that have not been addressed in said earlier document.

___ that the proposed project MAY have a significant effect(s) on the environment, but that all of its potentially significant adverse effects 1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) have been adequately addressed by mitigation measures based on said earlier document, as described above, and recommends that no further environmental review is necessary.

This disposition constitutes the official action of the Solano County Department of Resource Management pursuant to Article III.B of the Solano County EIR Guidelines.

Matt Walsh
Matt Walsh

8/14/08
Date

J. INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section F.

David J. Gallagher

Signature, Applicant

DANIEL J. GALLAGHER

8/15/2008

Date

K. INITIAL STUDY PREPARATION

In the event that you have questions concerning the content or disposition of this Initial Study, you may contact the project planner, Matt Walsh at (707) 784-6765.