

TERRY SCHMIDTBAUER
Director

ALLAN CALDER
Planning Services Manager

Planning@SolanoCounty.com

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

Solano County Zoning Administrator

Staff Report

U-83-48 & MD-83-07 Minor Revision 2

| | | | |
|---|----------------------------|--|----------------------|
| Application No. U-83-48 & MD-83-07-MR2 Project Planner: Eric Wilberg, Planner Associate | | Meeting of May 20, 2021 Agenda Item No. 1 | |
| Applicant Lind Marine Incorporated c/o William Butler 300 East D Street Petaluma, CA 94952 | | Property Owner Montezuma Wetlands, LLC c/o Sharon Hall 2000 Powell Street, Suite 920 Emeryville, CA 94608 | |
| Action Requested Consideration of Minor Revision No. 2 to Use Permit U-83-48 and Marsh Development Permit MD-83-07 for the replacement of an existing 4,700 gallon propane tank with installation of a 31,600 gallon bulk propane tank including associated equipment and new piping to an existing oyster shell processing facility located at 1285 Collinsville Road, 9 miles southwest of the City of Rio Vista, within the Industrial – Water Dependent “I-WD” Zoning District; APN 0090-110-320. | | | |
| Property Information | | | |
| Size: 768.21 acres | | Location: 1285 Collinsville Road | |
| APN: 0090-110-320 | | | |
| Zoning: Industrial Water Dependent | | Land Use: Dredge Disposal & Processing | |
| General Plan: Water Dependent Industrial | | Ag. Contract: Not Applicable | |
| Utilities: not applicable | | Access: Collinsville Road | |
| Adjacent General Plan Designation, Zoning District, and Existing Land Use | | | |
| | General Plan | Zoning | Land Use |
| North | Agriculture | Suisun Marsh Agriculture “A-SM-160” | Grazing, Wind Energy |
| South | Water Dependent Industrial | Industrial Water Dependent “I-WD” | Wetlands |
| East | Agriculture | Exclusive Agriculture “A-160” | Collinsville Slough |
| West | Marsh | Marsh Protection “MP” | Wetlands |

BACKGROUND

The project site is developed as a dredge disposal site and sand, rock, and oyster shell processing facility. On March 15, 1984 the Planning Commission granted Use Permit U-83-48 & Marsh Development Permit MD-83-07 to operate the dredge disposal site. On December 21, 1989 the permits were modified to include

sand and rock processing components of the facility. Subsequent permit renewals have been issued to continue on-going operations on-site.

PROJECT DESCRIPTION

The applicant is requesting Minor Revision No. 2 of the existing permits to construct a replacement propane storage tank. The tank will be located south of the existing processing warehouse and stockpile storage area within the developed footprint of the facility. Ancillary equipment will be installed to connect the tank to the existing processing warehouse.

LAND USE CONSISTENCY

The Solano County Land Use Diagram (General Plan Figure LU-1) designates the subject site Water Dependent Industrial. This designation is specifically designed to accommodate water dependent industrial development along the Sacramento River, including waterfront manufacturing and processing facilities which require frontage on navigable waters to receive raw materials and/or to distribute processed materials by ship. In addition, the site is zoned Industrial Water Dependent "I-WD", consistent with the General Plan designation. The existing dredge disposal and processing facility is a conditionally allowed land use within the district.

The site is situated within the Secondary Management Area of the Suisun Marsh and subject to the Solano County Policies and Regulations Governing the Suisun Marsh. The existing facility and current project are specifically sited within an area designated Water Dependent Industrial. The Board of Supervisors has found that certain waterfront lands within Solano County are of statewide and regional significance because they are among the few remaining deep-water sites suitable for water-dependent industries. Further, the Suisun Marsh Policy document identifies dredge disposal site as an allowed use (Section 28-23.3(b)(3), Solano County Policies and Regulations Governing the Suisun Marsh). The proposal is consistent with the Suisun Marsh Preservation Act of 1977 and subsequent Solano County policy.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

RECOMMENDATION AND MOTION

Staff recommends that the Zoning Administrator does hereby **ADOPT** the attached resolution and **APPROVE** Minor Revision No. 2 of Use Permit U-83-48 & Marsh Development MD-83-07 based on the enumerated findings and subject to the recommended conditions of approval.

ATTACHMENTS:

- A** – Draft Resolution
- B** – Use Permit Application
- C** – Development Plans
- D** – Assessor's Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 21-06

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision 2 of Use Permit Application No. U-83-48 & Marsh Development Permit MD-83-07 of **Lind Marine** to replace an existing 4,700 gallon propane tank with installation of a 31,600 gallon bulk propane tank including associated equipment and new piping to an existing oyster shell processing facility located at 1285 Collinsville Road, 9 miles southwest of the City of Rio Vista, within the Industrial – Water Dependent “I-WD” Zoning District; APN 0090-110-320, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on May 20, 2021, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

The dredge disposal site and processing facility is consistent with the goals, objectives, and policies of the Solano County General Plan and Zoning Ordinance. The existing use and proposed changes are conditionally permitted within the Water Dependent Industrial Zoning District.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The subject site is developed with utilities, access via Collinsville Road, and drainage necessary for the facility.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposal will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The application process complies with the California Environmental Quality Act of 1970.**

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

- 5. The development is consistent with the certified Suisun Marsh Local Protection Program.** The site is situated within the Secondary Management Area of the Suisun Marsh and subject to the Solano County Policies and Regulations Governing the Suisun Marsh. The existing facility and current project are specifically sited within an area designated Water Dependent Industrial. The Board of Supervisors has found that certain waterfront lands within Solano County are of statewide and regional significance because they are among the few remaining deep-water sites suitable for water-dependent industries. Further, the Suisun Marsh Policy document identifies dredge disposal site as an allowed use (Section 28-23.3(b)(3), Solano County Policies and Regulations Governing the Suisun Marsh). The proposal is consistent with the Suisun Marsh Preservation Act of 1977 and subsequent Solano County policy.

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Revision 2 of Use Permit Application No. U-83-48 and Marsh Development Permit MD-83-07 subject to the following recommended conditions of approval:

Administrative

1. The land use shall be conducted in accord with the plans and information submitted for Minor Revision 2 of Use Permit U-83-48 filed June 30, 2020, and as approved by the Solano County Zoning Administrator. The Marsh Development Permit shall be incorporated as part of the use permit.
2. All reasonable and practical measures shall be taken to protect the habitat of the Suisun Marsh in compliance with the Suisun Marsh Protection Plan and the regulations of the State Department of Fish and Wildlife, Regional Water Quality Control Board, Bay Conservation and Development Commission, and the U.S. Army Corps of Engineers.
3. All requires of the Solano County Environmental Health Services Division shall be met as follows:
 - a. Measures, such as wetting down, or covering vehicle loads, shall be employed to prevent sand blowing off-site or during transit.

Verification: Periodic site inspection by the Department of Resource Management.
 - b. Chemical toilets provided for employees away from the office shall be maintained by a commercial licensed contractor so as not to cause or create a public health nuisance. The septic tank system serving the office shall be maintained in operative condition.

Verification: Applicant shall provide proof that the chemical toilet is regularly serviced by a licensed contractor prior to final issuance of the use permit.
 - c. The applicant shall submit a Hazardous Materials Business Plan.

Verification: A Hazardous Materials Business Plan shall be submitted prior to final issuance of the use permit.
4. Adequate measure shall be taken or may be required by the Department to prevent dust, noise, odors, and standing water from becoming a hazard or a nuisance. Operations shall be kept neat, clean, and safe.

5. The land use shall be conducted to prevent flooding and degradation of water quality resulting from any surface runoff to adjacent property or body of water.
6. A bond or other guarantee of \$10,000 to cover the cost of removal of equipment and materials shall be established and said bond shall not be released or canceled unless and until the same is authorized in writing by the Zoning Administrator upon cessation of the land use.
7. The permittee shall remove equipment and materials within ninety (90) days after cessation of the land use.

Verification: If equipment and materials are not removed, the Department shall use the bond required by Condition 6 for their removal.

8. Site inspections may be conducted periodically by the Department and shall be conducted upon cessation of the land use in order to insure compliance with plans and conditions of the permit. Noncompliance with the approved permits or any conditions set forth therein shall be cause for revocation by the Planning Commission of said permits, and for forfeiture of any bonds or guarantee to accomplish work or maintenance required under the permits.
9. The applicant shall apply for and maintain an encroachment permit from the Public Works Engineering Division to connect the private road to Collinsville Road and provide a security bond, in an amount determined by the Division, for added maintenance to the public roads created by this use.

Permit Term

10. The permit shall be in effect for a five (5) year period with provision that a renewal may be granted if said request is received prior to the expiration date of May 20, 2026 and the use shall remain the same and in compliance with the conditions of approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 20, 2021.

Terry Schmidtbauer, Director
Department of Resource Management



DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone
(707) 784-4805 Fax

www.solanocounty.com

Application Type: New Extension (maps) Minor Revision Map Modification

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD) | <input type="checkbox"/> Minor Use Permit (MU) | <input type="checkbox"/> Sign Permit (SGN) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Mobilehome Storage Permit (MH) | <input type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> General Plan Amendment (G) | <input type="checkbox"/> Mutual Agreement (MA) | <input type="checkbox"/> Variance (V) |
| <input type="checkbox"/> Major Subdivision (S) | <input type="checkbox"/> Performance Standards (PS) | <input type="checkbox"/> Waiver (WA) |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP) | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS) | <input type="checkbox"/> Rezone (Z) | |

U-83-48; MD-83-07-MR2 FOR OFFICE USE ONLY 6/30/20 MAIL

Application No: _____ MR# _____ Hrg: AD ZA PC BOS _____ Date Filed: _____ Plnr: _____

Project Name: Propane Tank Replacement

Subject Site Information

Site Address: 1285 Collinsville Road City: Suisun City State: CA Zip: _____

Assessor's Parcel Number (s): 0090-110-320 Size (sq. ft/acre): _____

Preferred Property Access by Staff: OK to access Call applicant before access Call owner before access

Contact Information

Property Owner Name: Montezuma Wetlands LLC

Contact Name: Sharon Hall Phone: 510-350-4102 Email: shall@hallgroup.biz

Mailing Address: 2000 Powell Street, Suite 920 City: Emeryville State: CA Zip: 94608

Architect/Engineer/Land Surveyor Company Name: _____

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant/Company Name: Lind Marine Incorporated (formerly Jerico Products, Inc.)

Contact Name: Willam Butler Phone: 707-762-7251 Email: bill@lindmarine.com

Mailing Address: 300 East D Street City: Petaluma State: CA Zip: 94952

Other Contacts:

Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? Yes No

If yes, Contract No. _____ please provide a copy.

If yes, has a Notice of Non-Renewal been filed? Yes No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

Yes No if yes, please list and provide a copy.

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Building Permit for new propane tank installation, replacing existing tank.

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

Use Permit No. U-83-48-MR1 and Marsh Development Permit No. 83-07-MR1

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

Construction plans for tank installation - attached.

E. Does the project involve Housing and Urban Development (HUD) federal funding? Yes No
Is HUD funding anticipated? Yes No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. Yes No

Propane tank replacement will not change existing use of site.

5 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.

A. Project site:

Propane tank replacement project site is located on the south end of existing site historically and currently utilized for dredged oyster shell processing and dredged sand disposal site (see attached site map)

B. Surrounding properties:

Surrounding property includes existing shell/sand storage area and processing facilities; Montezuma Wetlands LLC properties for dredge material placement to the south and west.

C. Existing use of land:

Existing use of propane tank replacement area is material / oyster shell stockpile area (see attached site map).

D. Describe number and type of existing structures:

| | Type/Number | Square Feet |
|--------------|--|-------------|
| Residential | | |
| Agricultural | | |
| Commercial | No existing structures in propane tank replacement area. | |
| Industrial | | |
| Other | | |

E. Describe existing vegetation on site, including number and type of existing trees.

NA - no existing vegetation

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

NA

G. Slope of property:

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

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
Tank replacement site drains to shell stockpile, and ultimately to basin on west portion of existing lease.
No adjacent parcels affected.

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

| | | | |
|-------|---|-------|--------------------------------------|
| North | Existing use of shell/sand storage/processing/ etc. | South | Montezuma Wetlands LLC project area. |
| East | Collinsville Slough | West | Montezuma Wetlands LLC project area. |

J. Distance to nearest residence(s) or other adjacent use(s): ~2,000 ft. (SE) (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.
Only transmission lines adjacent to site are power lines - shown on site map (attached)

L. 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).

No courses through tank replacement site, or through existing full site. Collinsville slough is adjacent to full site on east, but not directly adjacent to tank replacement site. No drainage from any part of site goes to slough.

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

No channels through tank replacement site, or through existing full site. Small ditch on south side of property directs any drainage to small basin on east side of property.

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

No onsite conditions exist. Montezuma Wetlands LLC project is adjacent to the south and west, and slough is adjacent to the east.

O. 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 Don't Know _____ If yes, please list:

Replacement of existing propane tank will not alter existing use or affect species.

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

No change - vehicle access through private entrance road off of Collinsville Road (1285 Collinsville Rd) - see attached site map.

- Q. 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).

No change - only easements would be for power lines (shown on attached site map)

- R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

No signage exists on propane tank project site. One freestanding sign shared by Lind Marine and Montezuma Wetlands LLC is at property entrance on Collinsville Road.

6 Proposed Changes to the Site

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

i. Percent of site previously graded: 100 %.

ii. Project area (area to be graded or otherwise disturbed): ~2,600 s.f. sq. ft./acres.

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

X Less than 50 cubic yds³ _____ More than 50 cubic yds³ _____ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported _____ yd³ Exported _____ yd³ Used on site All yd³.

- B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

N/A

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

No permanent structures to be removed - only a portable trailer-mounted propane tank will be removed, along with associated vaporizer.

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

N/A

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

No change to site access proposed

- F. Proposed source and method of water supply:

No change - potable water is purchased bottled water.

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

No change - portable toilets on site only.

No change - oily absorbents / soil, waste oil disposed of through World Oil or Fremouw.

- I. List hazardous materials or wastes handled on-site:
No change - hazardous materials include propane, diesel fuel, engine/hydraulic oil, oxygen/acetylene for welding.
- J. Duration of construction and/or anticipated phasing:
Duration of construction/installation of propane tank estimated at 2-3 weeks. Construction may be slightly phased (footing installation, piping installation, etc.) but all completed in one month period.
- K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.
No change in existing noise will occur.

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: _____ Multi-family: _____ Accessory: _____
If multi-family, number of units: _____ Maximum height: _____
2. Signage: Freestanding: _____ Dimension(s): _____ Area: _____ (sq.ft)
Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

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

NOTE: Tank replacement project results in no change to existing use, buildings, etc. Info in 1-4 below applies to existing bldgs and use.

1. Lot coverage:
Building coverage: ~ 19,500 (sq.ft) Surfaced area: _____ (sq.ft)
Landscaped or open space: _____ (sq.ft)
2. Total floor area: ~ 19,500 (sq.ft)
3. Number of stories: 1 Maximum height: ~ 70 (warehouse) (ft.)
4. Proposed hours of operation:
Days: No change- Barge delivery and offload of shell/sand may occur anytime 24/7, dependent on vessel schedule. ...
From: _____ a.m./p.m to _____ a.m./p.m

... Processing operations may occur from 5am-7pm Mon-Sat w/ additional hours if req'd - typically 5am-5pm. Plant maint. may occasionally occur anytime but typically within operational hours. Customer truck loading occurs Mon-Fri 7am-4pm.

Year round: Yes No

Months of operation: from _____ through _____

5. Proposed construction schedule:

Daily construction schedule: from 0700 a.m./p.m. to 1600 a.m./p.m.

Days of construction: M-F, approx 3 week install time.

6. Will this project be constructed in phases? Describe:

Only minor phasing of construction for tank replacement will occur - footing construction, tank install, piping install, etc., but will essentially be done in one month period.

7. Maximum number of people using facilities:

At any one time: ~ 8-10 Throughout day: ~7

8. Total number of employees: 6

Expected maximum number of employees on site: 8-10 (if add'l maintenance personnel present)

During a shift: _____ During day: _____

9. Number of parking spaces proposed: No add'l spaces proposed - numerous areas available for parking if necessary.

10. Maximum number of vehicles expected to arrive at site: Propane Tank traffic: reduced from 2/week to ~1-2/month.

At any one time: _____ day: _____ Existing Use traffic:
Employee traffic- ~6 trips/day
Customer traffic - No retail sales. Avg. traffic ~4-10 truckloads/day.

11. Radius of service area: No change.

12. Type of loading/unloading facilities:
No change w/ replacement of tank.

13. Type of exterior lighting proposed:

No change w/ replacement of tank.

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.

No change w/ replacement of tank. Processing plant, loader/forklifts and customer trucks are only noise generating elements.

15. Describe all proposed uses which may emit odors detectable on or off-site.

No change to existing use

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.

No change to existing use.

8 Environmental Checklist

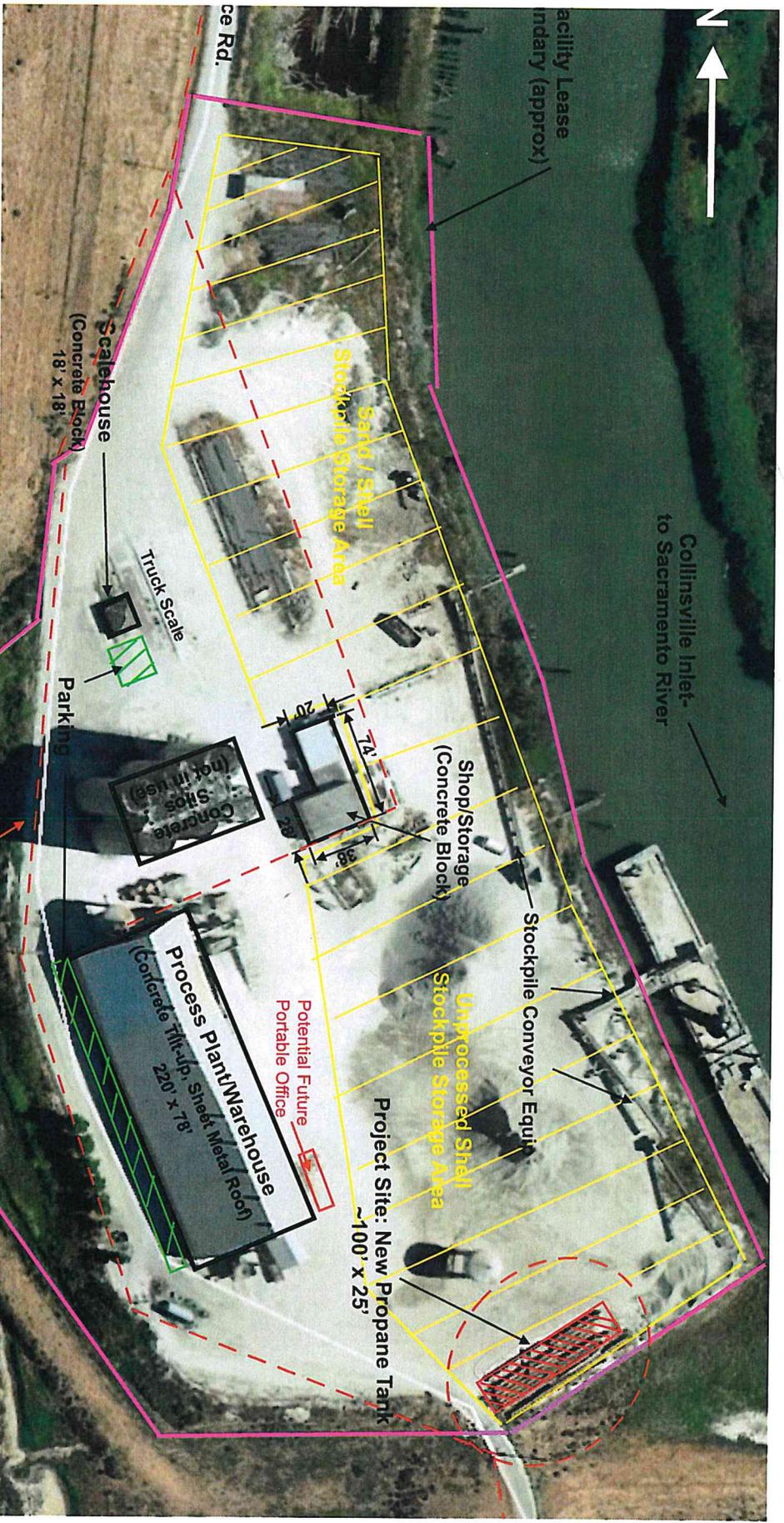
Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.**

| | YES | MAYBE | NO |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Change in scenic views or vistas from existing residential areas, public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Change in scale, pattern or character of general area of project. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Increased amounts of solid waste or litter. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Dust, ash, smoke, fumes or odors on site or in vicinity. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Change in ground water quality or quantity. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Alteration of existing drainage patterns, or change in surface water quantity or quality. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| H. Change in existing noise or vibration levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I. Construction on filled land or construction or grading on slopes of 25% or more. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| K. Increase in demand for public services (police, fire, water, sewer, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| M. Change in use of or access to an existing recreational area or navigable stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| N. Change in traffic or vehicular noise on road system in immediate vicinity. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| O. Increased hazards for vehicles, bicycles or pedestrians. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| P. Removal of agricultural or grazing lands from production. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Q. Relocation of people. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTES:

B. Proposed project of new tank MAY be visible from Collinsville, but not out of character with existing use of site for oyster shell processing.

J. Installation of larger propane tank will increase quantity of hazardous materials stored on site -



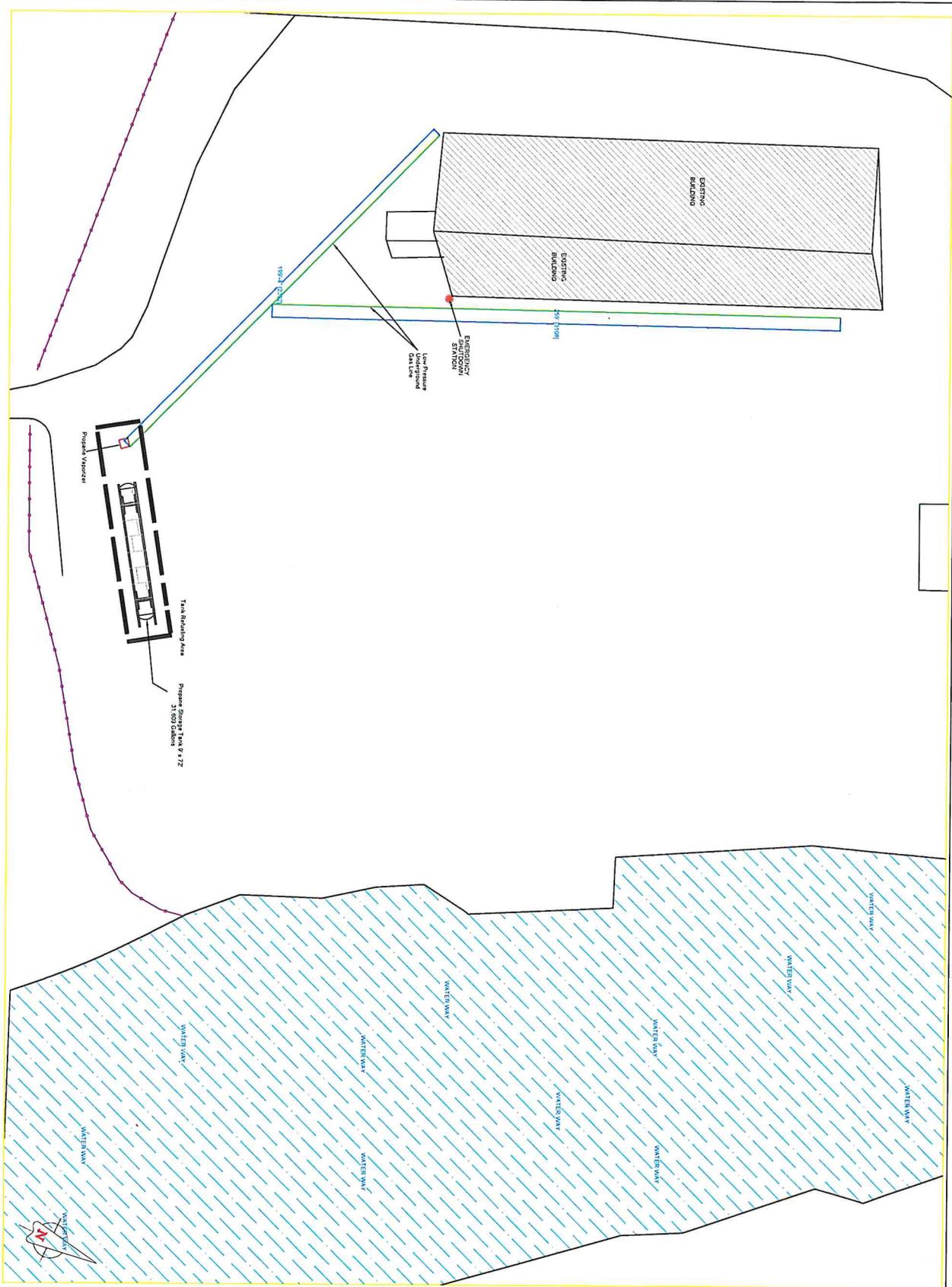
LEGEND

-  Facility Lease Boundary
-  Parking Areas
-  Materials / Equipment Storage Area
-  Power Lines
-  Project Site - New Propane Tank

NOTE: All structures/equipment currently existing; none proposed with exception of proposed project - new propane tank.

Montezuma Wetlands Restoration Pr

300 ft



| General Notes | | | | | | | |
|---|------------------------------|----------------|-----------------------------------|--|----------------------|--|--|
| RANSOME MANUFACTURING | | | | | | | |
| 3405 South Main Ave. Fremont, CA 94535 | | | | | | | |
| Storage Tank PLACEMENT | | | | | | | |
| <table border="1"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No. | Revision/Issue | Date | | | | |
| No. | Revision/Issue | Date | | | | | |
| | | | | | | | |
| Project Name and Address Meccer Eq./Ransome Mfg. 1285 Collinsville Rd Solano County, CA 94585 Arch 503-708-6146 | | | | | | | |
| <table border="1"> <tr> <td style="width: 50%;"> Arch 1/12/09 10:30 </td> <td style="width: 50%;">Stamp</td> </tr> <tr> <td>Drawing Number FF-STP-2</td> <td></td> </tr> <tr> <td>Author DHE</td> <td></td> </tr> </table> | Arch 1/12/09 10:30 | Stamp | Drawing Number FF-STP-2 | | Author DHE | | |
| Arch 1/12/09 10:30 | Stamp | | | | | | |
| Drawing Number FF-STP-2 | | | | | | | |
| Author DHE | | | | | | | |

6.23.2.4 Direct fired vaporizer shall be connected to the liquid phase or to the liquid and vapor phase of the ASME compressor.

6.23.2.5 A manual operated shutoff valve shall be installed in the liquid line between the ASME compressor and the vaporizer.

6.23.2.6 Direct fired vaporizers of any capacity shall be housed in accordance with Table 6.23.1.6.

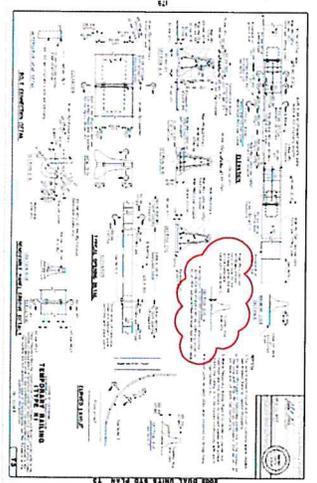
Table 6.23.1.6 Minimum Separation Distances Between Direct Fired Vaporizers and Equipment

| Equipment | Minimum Distance Required |
|-----------------------|---------------------------|
| Compressor | 10' |
| Condenser | 10' |
| Refrigerant separator | 10' |
| Receiver | 10' |
| Storage tank | 10' |
| Other equipment | 10' |
| Building | 10' |
| Other | 10' |

Note: Distances apply to the building in which a direct-fired vaporizer is installed.

3.2.7.6 Vaporizer: A device, other than a container, that receives a gas from a compressor and converts it to a gaseous state.

3.2.7.6.1 Direct-Fired Vaporizer: A vaporizer in which heat furnished by a flame is directly applied to a heat exchange surface in contact with the liquid LPG-Gas to be vaporized.

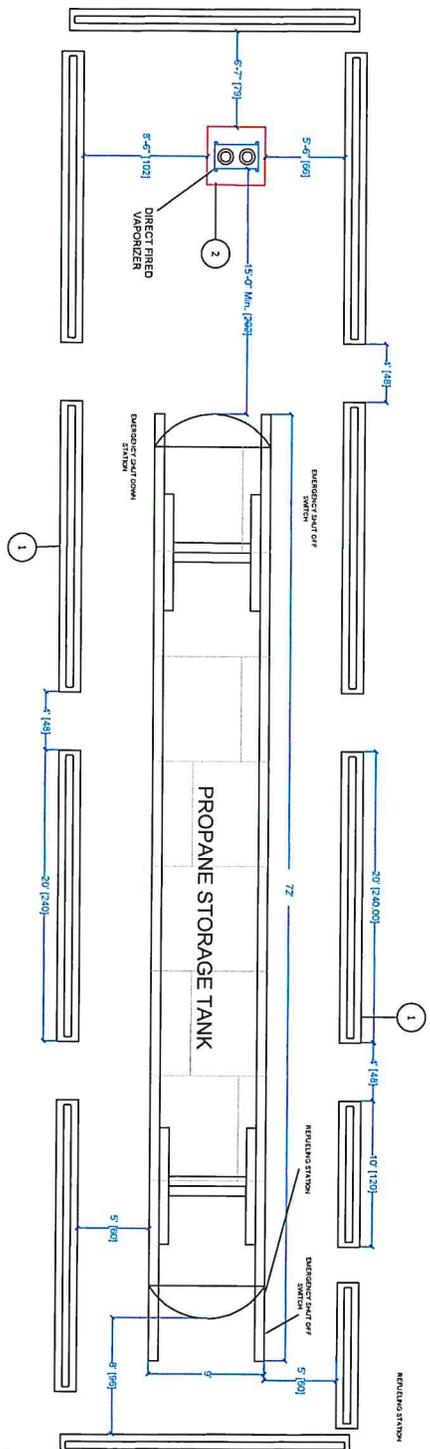


SECTION 312
VEHICLE IMPACT PROTECTION

312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with the following requirements:

312.2 Other barriers, barriers, other than posts specified in Section 312.2, that are designed to resist vehicle impact shall comply with all of the following requirements:

1. Constructed of steel pipe that complies with all of the following requirements:
 - a. Posts are not more than 4 inches (102 mm) in diameter and concrete filled.
 - b. Posts are not more than 3 feet (914 mm) deep in a concrete footing of not less than 15 inches (381 mm).
 - c. Set with the top of the post not less than 3 feet (914 mm) above ground.
2. Posts are not less than 14 feet (4267 mm) apart.
3. Other barriers, barriers, other than posts specified in Section 312.2, that are designed to resist vehicle impact shall be permitted where approved.



DIRECT FIRED VAPORIZER
 EQUIPMENT
 REFILLING STATION

| | |
|--|----------------|
| General Notes | |
| <p>RANSOME MANUFACTURING</p> <p>3885 South Main Street Fresno, CA 93725</p> | |
| No. | Revision/Issue |
| <p>STORAGE TANK & EQUIPMENT PLACEMENT</p> <p>Project Name and Address McEder Eq./Ransome Mfg. 1285 Collinsville Rd Salano County, CA 94585 Arch: 503-708-6146</p> | |
| Drawn | Checked |
| JAN 09/10/20 | |
| 5/3/21 | |
| 6/18 | |

CHAPTER 61
LIQUEFIED PETROLEUM GASES
SECTION 6101
GENERAL

NOTE:

ALL SIGNS WILL BE PLACED HIGH ENOUGH TO BE SEEN FROM A MINIMUM OF 25 FEET.

EMERGENCY SHUTDOWN SIGNS WILL BE PLACED ON ALL PORTS OF SIGNS.

EMERGENCY SHUTDOWN SIGNS WILL BE PLACED ON ALL OPERATING SWITCHES.

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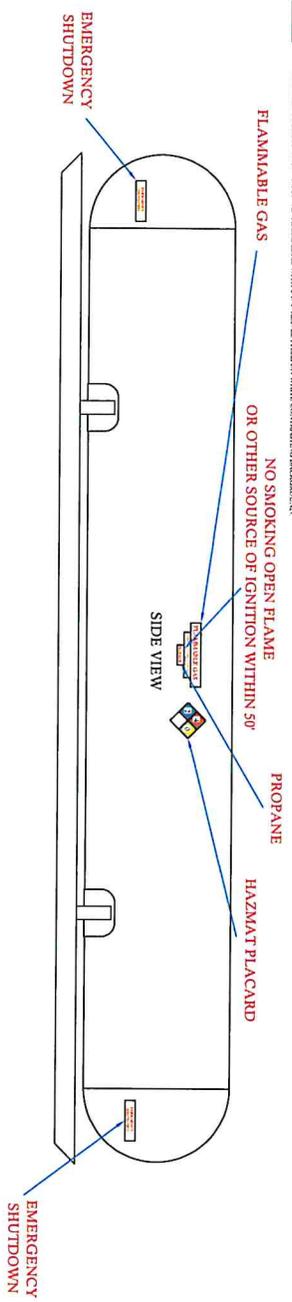
EMERGENCY SHUTDOWN SIGNS WILL BE PLACED ON ALL OPERATING SWITCHES.

EMERGENCY SHUTDOWN SIGNS WILL BE PLACED ON ALL OPERATING SWITCHES.

6101.1 Scope. Storage, handling and transportation of liquefied petroleum gas (L-Pgas) and the installation of L-Pgas equipment, pertinent to systems for such uses shall comply with this chapter and NFPA 58, Properties of Liquefied Petroleum Gases, California Code of Regulations, Title 19, Division 1, §3.22(a) and (c) Liquefied Petroleum Gas, California Code of Regulations, Title 19, Division 1, Sections 3.102 and 3.103. California Code of Regulations, Title 19, Division 1, Sections 3.102 and 3.103. California Code of Regulations, Title 8, Section 475 is hereby adopted as a part of Title 19, Division 1 regulations.

310.3 "No Smoking" signs. The fire code official is authorized to order the posting of "No Smoking" signs in a conspicuous location in each structure or location in which smoking is prohibited. The content, lettering, size, color and location of required "No Smoking" signs shall be approved.

6101.2 Smoking and other sources of ignition. "No Smoking" signs complying with Section 310 shall be posted where required by the fire code official. Smoking within 25 feet (7.62 m) of a point of transfer, while filling operations are in progress at L-Pgas containers or vehicles, shall be prohibited.



EMERGENCY SHUTDOWN

FLAMMABLE GAS OR OTHER SOURCE OF IGNITION WITHIN 50'

PROpane

HAZMAT PLACARD

EMERGENCY SHUTDOWN

TOP VIEW

SIDE VIEW

General Notes

RANSOME
MANUFACTURING

2405 South Main Ave.
Tucson, AZ 85713

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

Storage Tank
SIGN DETAIL

Project Name and Address
Mcedder Eq./Ransome Mfg.
1285 Collinsville Rd Salano
County, CA 94585
Arch 503-708-6146

Rev: 1.17X-0909-110-232

Drawing Number
PS-SD-1

Author
BHEL

7/8
1817

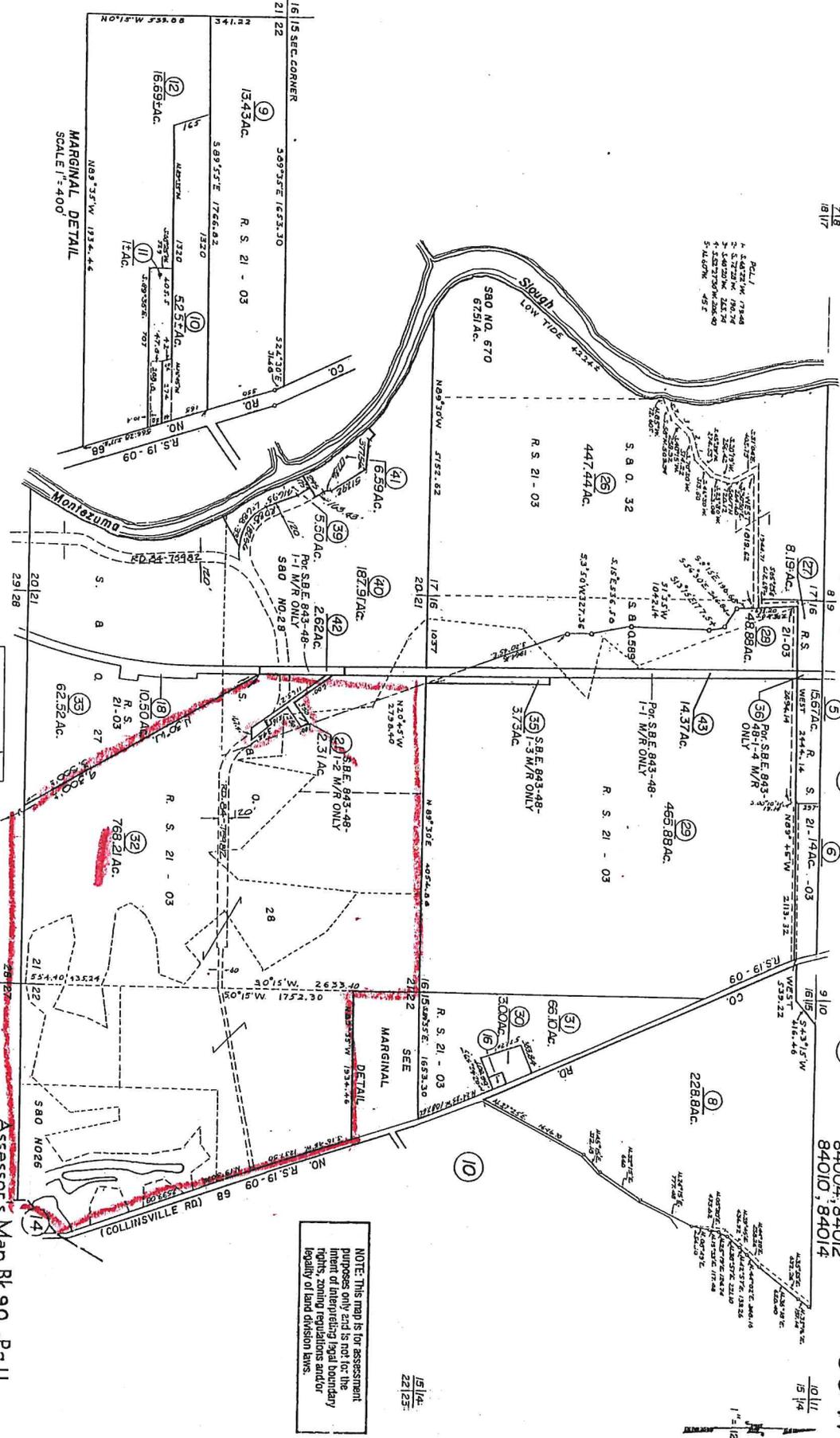
POR. T3N, R1E, MDB 8M. (07)

Tax Area Code
84004, 84012
84010, 84014

90-11

10/11
15/14

1" = 1200'



MARGINAL DETAIL
SCALE 1" = 400'

| | |
|----------|--------|
| DATE | 7/8/17 |
| BY | ... |
| REVISION | ... |
| DATE | ... |
| BY | ... |

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

Assessor's Map Bk.90 -Pg.11
County of Solano, Calif.

9576

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division BWS.