

E & C Winery

Use Permit application U-19-09

Initial Study and

Mitigated Negative Declaration

REVISED PROJECT DESCRIPTION



August 2022

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

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A – Biological Evaluation prepared by LSA Associates – June 5, 2020

B – Cultural Resources Study prepared by S.A.S – August 12, 2020

C – Traffic Impact Report prepared by Crane Transportation Group – August 28, 2019

D – Wastewater Feasibility Study prepared by Summitt Engineering – Revised January 13, 2022

E – Focused Vehicular Miles Traveled Analysis – December 6, 2021

F – Use Permit Revised Application and Project Description – filed March 7, 2022

CHAPTER 1 - PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

1.1 INTRODUCTION

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 California Environmental Quality Act (CEQA) Guidelines, Section 15063. The proposed winery will be built in two phases over approximately 10 years and have an initial capacity of 125,000 gallons and an ultimate maximum production capacity of 500,000 gallons of wine per year.

Project Title:	E & C Winery
Application Number:	Use Permit U-19-09
Project Location:	Rockville Road & Russell Road Fairfield, CA 94534
Assessor Parcel No.(s):	0027-251-280 & 290
Project Sponsor's Name and Address:	E&C Winery c/o Derrick and Darlene Lum 2500 Mankas Corner Road Fairfield, CA 94534

General Information

This revised mitigated negative declaration (MND) has been prepared by the County of Solano, as lead agency, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), to analyze and disclose the environmental effects associated with project. The original MND (SCH # 2021020257) was circulated for public review and comment in February 2021. The studies that were done for the original project have been retained in this document. Their analysis and conclusions are more conservative than what is needed for the revised project but are still valid. This revised MND is being circulated to allow for sufficient public review and comment and to reflect the reduced project scale submitted to the County in March 2022. This document discusses the proposed project, the environmental setting for the proposed project, and the potential for impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- ☐ Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- ☐ We welcome your comments. If you have any comments regarding the proposed project, please send your written comments to this Department by the deadline listed below.
- ☐ Submit comments via postal mail to:
Department of Resource Management

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Planning Services Division
Attn: Eric Wilberg, Senior Planner
675 Texas Street
Fairfield, CA 94533

- ☐ Submit comments via fax to: (707) 784-4805
- ☐ Submit comments via email to: planning@solanocounty.com
- ☐ Submit comments by the deadline of: September 19, 2022

Next Steps

After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

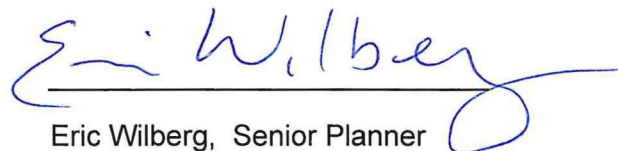
1.2 ENVIRONMENTAL DETERMINATION

Based on this Initial Study the Solano County Department of Resource Management finds:

<input type="checkbox"/>	The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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 project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
<input type="checkbox"/>	The proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
<input type="checkbox"/>	That although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are included in the project, and further analysis is not required.

AUGUST 11, 2022

Date


Eric Wilberg, Senior Planner
County of Solano
Department of Resource Management

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 2.

8/3/2022
August 3, 2022

Date

Derrick Lum
Darlene Lum
Derrick and Darlene Lum
E&C Winery

1.3 ENVIRONMENTAL SETTING:

The subject site is comprised of approximately 70 acres located along Rockville Road and Russell Road, one-half mile west of the City of Fairfield. The property is relatively flat, exhibiting slopes of less than six percent. The subject site is bound by Rockville Road to the north, by Russell Road to the east, and by agricultural lands to the south and west. The property is utilized for agricultural production and is undeveloped. The property was previously used as a dried fruit processing facility.

The subject site consists of two legal lots comprised of three Assessor's parcel numbers. APNs 0027-251-280 and 0027-030-150 form one lot and 0027-251-290 forms the second lot. The parcel on the north side of Rockville Road, APN 0027-030-150 is not included in this proposal.

The site has an Agriculture General Plan Designation and is located within the Suisun Valley Agriculture "A-SV-20" Zoning District.

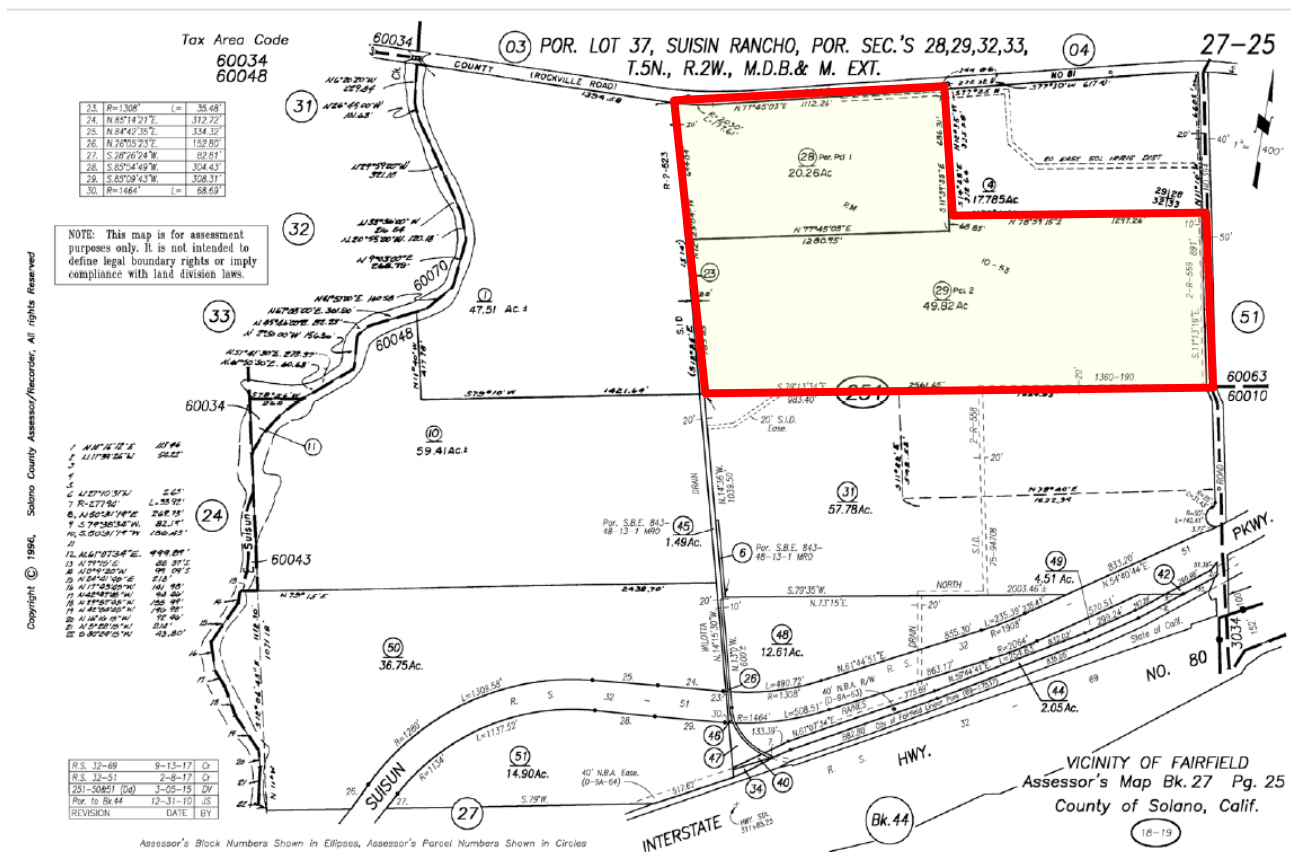
The property is entered into an active Williamson Act contract, contract No. 1199. The property is located within the 500-year flood plain based on the current FEMA Flood Maps.

Surrounding Properties

The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Surrounding land is utilized for agricultural production, predominantly vineyard cultivation, row crop, and orchards.

Interstate 80 is located one-quarter mile south of the subject property; Suisun Creek and Willotta Oaks, a residential neighborhood of approximately 75 single family homes, is located one-quarter mile to the west. Rockville Corner, an unincorporated pocket of commercial uses is within one mile to the west. A produce farm and farm stand are located to the east and a commercial tractor supply company is located to the southeast, both uses are accessed from Russell Road. The nearest residence is on the neighboring parcel APN 027-251-040 to the north of the project site, approximately 620 feet from the nearest proposed building. There are several residences across Russell Road to the east of the property.

Figure 1: Vicinity Map



1.4 PROJECT DESCRIPTION:

Project Purpose and Objectives

E&C Winery LLC, a California limited liability company, proposes to develop a new winemaking, custom crush, and hospitality facility on two parcels totaling approximately 70 acres (APN 0027-251-280 and -290) located on Rockville Road west of Russell Road. The proposed winery will be built in two phases over approximately 10 years and have an initial capacity of 125,000 gallons and an ultimate maximum production capacity of 500,000 gallons of wine per year.

Table 1.

APN	Acreage	Proposed Uses	Existing Uses
0027-251-280	20	Vineyards	Crop production
0027-251-290	49	Winery, event space, vineyards	Crop production

This project will allow E&C Winery to introduce new production capacity in Solano County from vineyards under contract, owned, leased and in development from local and other sources.

Wine Making Operations

Grapes from onsite and offsite sources are delivered by truck to the winery location for weighing in and grape processing. Red wine grapes are destemmed and placed in fermentation tanks. After the initial fermentation, red wine grapes are crushed and returned to fermentation tanks. White wine grapes are destemmed and crushed. White wine juice is then placed in fermentation tanks.

The fermentation period continues for the time allocated for each varietal. Upon completion, wine is ready for blending, bottling, storage and shipping to end-user locations

Custom Crush Operations

E&C Winery will offer wine processing services to vintners. Many of the Suisun Valley vintners currently export wine processing to other locales, which adds cost to each bottle of wine in addition to lost revenue and employment opportunity in Solano County. E&C Winery will offer the capability and capacity to deliver finished wine product to various sized grape growers and vintners. The project proponent believes that custom crush is an important next step in the future agricultural development of Suisun Valley.

Visitor Serving Operations

A number of visitor-serving uses are planned with event hours until 10 pm. Visitor serving uses will be implemented during Phase 1 and are to be held in the tasting room, barrel room, event lawn and garden spaces.

- a. The event areas may be expanded to include conversion of a portion of the Phase 1 Winery Building into a hospitality center. The wine tasting and sales area must be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is greater per County Code. The size shall be determined by measuring the

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total roof covered area.

Multiple events may take place on the same time in each phase. Promotional events (with over 100 attendees) and Special Events including weddings will not be scheduled concurrently.

- Tours, tastings (including barrel tastings) and retail sales open to the public are planned daily in the tasting room from 9:30am to 6:00pm. Peak visitors are expected to be up to 65 on a harvest weekday, 70 on a non-harvest weekday and up to 110 people per day on a weekend.
- Food and wine pairings will be offered daily by reservation for groups of up to 25 persons. Food service will be provided by caterers and food trucks. All food preparation and service on-site is subject to the permitting requirements of the Solano County Environmental Health division. There will be minimal food preparation onsite.
- Wine club and marketing events and winemaker dinners may take place in the Phase 1 building, the outdoor garden, and barrel building. The Phase 1 building will accommodate 350 persons at any given time. The Barrel Building and the Event Lawn will accommodate up to 450 persons at any given time.
- Up to 41 Special Events/weddings are planned per year with a maximum of 300 attendees to take place at the event lawn, garden, and barrel building.
- Amplified music would occur within enclosed buildings or outdoors in the event lawn during events. Outdoor amplified music would conclude by 10:00pm.
- The sanitary wastewater treatment system will be sized to accommodate employees plus visitors. Restroom trailers will supplement the disposal system for events over 100 attendees.
- 450 is the maximum number of people proposed to be onsite at any time. Throughout a weekend day 450 people may visit at various times between the tasting visitors and events attendees.

Table 2.

Type of Event	Frequency	Number of Guests
Tastings	Daily	Up to 70 total visitors on any weekday and up to 110 on a weekend day.
Wine and Food Pairings	Daily	Up to 25 persons per day
Special Events/Weddings	Up to 41 per Year	Up to 300 attendees
Wine Promotional (e.g., wine Club, Winemaker Dinners)	Approximately 50 per Year	Up to 450 attendees
Location	Any of the identified hospitality areas including the Event Lawn, garden, tasting room, and barrel building.	

Project Phasing

The revised project is proposed to be a 2-Phase development of parcel 027-251-290 for winery, administration and hospitality purposes. The project will include a complete winemaking facility including retail sales, business administration, tours and tasting, and space for promotional events. Wine will be bottled initially by a mobile bottling service and a permanent bottling building will be developed as part of a later phase.

At full buildout, the facility could employ 11 full-time, 6 part-time and 6 to 8 seasonal employees.

The undeveloped portions of the properties would be maintained for agricultural uses-primarily farming or vineyard. During the July through October harvest season, the facility will operate 24 hours a day and seven days per week. During the November through June non-harvest season, the facility will operate from 5:00am until 11:00pm, seven days per week.

The ultimate Phase 2 production is proposed to be 500,000 gallons per year.

Phase 1

- Capacity to produce up to 125,000 gallons of finished wine per year
- 10,000 square foot building and canopy which will include grape receiving area, barrel storage, fermentation, administrative offices, and tasting area
- Gardens and outdoor event space
- Driveway access from Russell Road, circulation roads, visitor and employee parking
- Pomace staging area
- Sanitary sewage treatment and subsurface disposal system
- Fire and domestic water storage tank
- Stormwater detention basin
- Process wastewater treatment and effluent storage

Phase 2

- Capacity to produce up to 500,000 gallons of finished wine per year
- Additional driveways for site circulation including a second entrance from Russell Road
- Scale and scale house
- Truck docks
- Construction of approximately 20,000 square foot building for additional winemaking facilities which may include enclosed buildings, covered and uncovered receiving and fermentation

areas, barrel storage, fruit storage, work shops and offices

- Expand fire and domestic water storage
- Process wastewater treatment and effluent storage, likely to be wastewater treatment ponds
- Stormwater detention basin as well as wastewater disposal and reserve area expanded as necessary
- Conversion of some of the Phase 1 winery production building to tasting, hospitality, and administration uses with a maximum of 2,000 square feet for tasting (or 30 percent of the processing facility, whichever is greater)

INFRASTRUCTURE

Traffic and Circulation

A new entrance off Russell Road will be constructed during Phase 1 as the primary entrance to the winery facility. This will serve as an entrance for visitors, employees and grape/wine delivery and shipping traffic during Phase 1. A second entrance driveway and access drive will be developed during Phase 2 that will serve as entrance way for employees and grape/wine deliveries and shipping traffic for Phase 2. There is an existing unimproved entrance to the property at the northwest corner of APN 027-251-290 over the irrigation channel, which will continue to be used for agricultural access.

Water Supply

Irrigation water will be supplied by a combination of existing entitlements from the Suisun-Solano Water Authority/Solano Irrigation District (SID) and the existing onsite well located on parcel 027-251-280 and may be supplemented by treated process wastewater.

Domestic water use will be provided by a new well which will supply a public water system to be permitted through the State Water Quality Control Board.

Wastewater

Sanitary sewage will be collected from restrooms and other areas within the facility, conveyed to a central collection point, and then treated on site.

Process wastewater from winery operations may initially be collected, held and hauled offsite for treatment and disposal at a disposal location such as East Bay Municipal Utility District (EBMUD) Treatment Plant. As production increases onsite ponds, or alternate proposed treatment system, will be constructed. Treated effluent would be disposed of in a leachfield, or under permit with the Regional Water Resources Control Board and be used for irrigation of vineyards, orchards, and landscape planting. The wastewater treatment system will be developed on the west side of the property.

Visual

The production facility building will be designed to Suisun Valley design guidelines to complement the agricultural character of the surrounding parcels. The phase 1 winery production and administrative

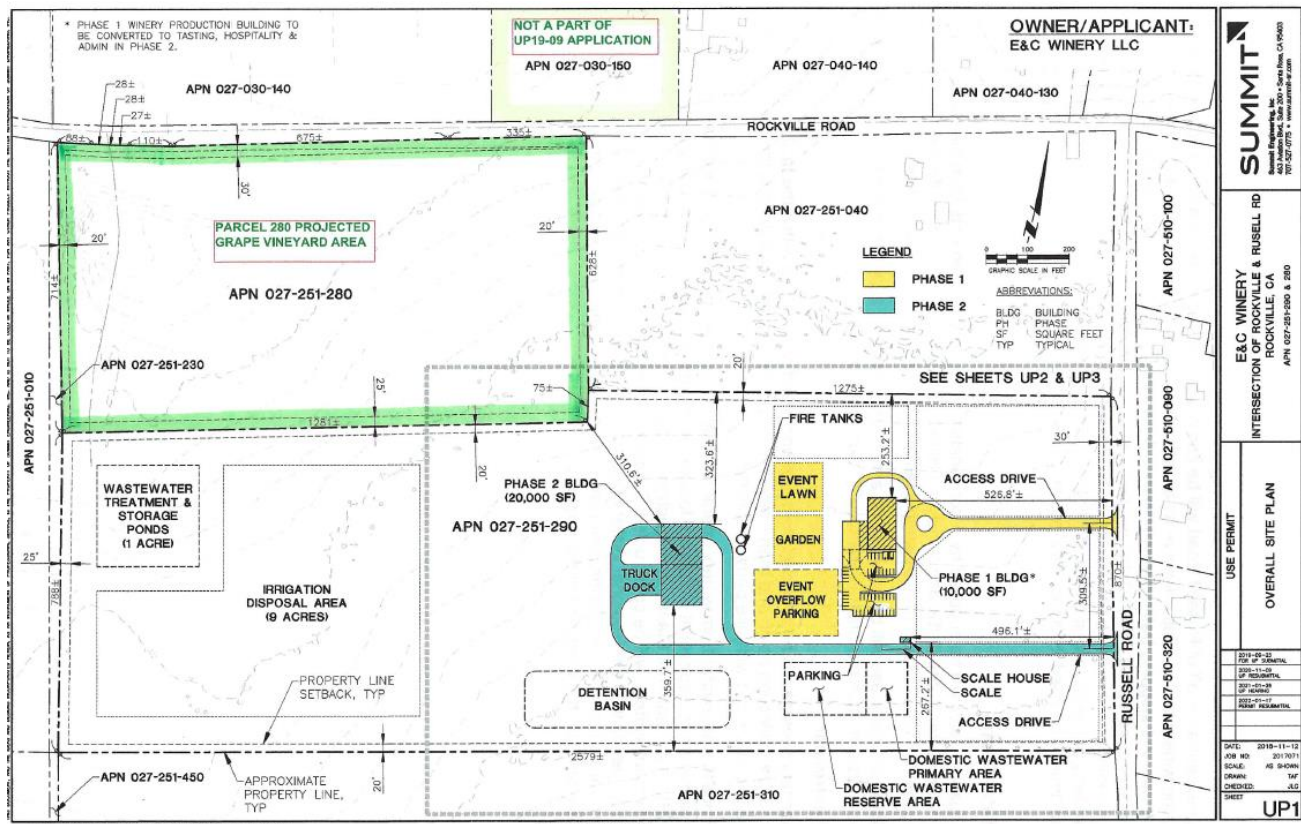
office building will be designed in a style that is influenced by the agrarian style of functional barn structures found throughout Solano County, reflecting both the heritage of the area and the evolution of the Suisun Valley winegrowing region. The phase 1 structure will have a setback greater than 500 feet from Russell Road and will be screened from the public road by vineyard and orchard planting. The phase 2 building(s) will be a warehouse construction designed to complement the Phase 1 building.

An entry gate and signage structure are proposed to be located along the entrance road off of Russell Road. The details for this signage will be presented in conjunction with the submittal to Solano County for the Design Review and Sign permit process.

Grading, Drainage and Stormwater

The current site conditions are agricultural uses with undeveloped access roads, resulting in a mostly pervious site. Grading of the site will include earthwork for the building footprints, wastewater treatment ponds, potential detention basin, roadways and parking areas. In general, existing drainage patterns will be maintained in the post construction condition. Stormwater runoff and treatment mitigation measures will be implemented in accordance with Chapter 31 of the Solano County Code for new development.

Figure 3. Site Plan



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Photo 1: View south from Rockville Road



Photo 2: View north along western lot line



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Photo 3: View east from western lot line



Photo 4: View west from mid-field subject site



Photo 5: View north along Russell Road



1.5 ADDITIONAL DATA

NRCS Soil Classification:	Sycamore Silty Clay Loam. Class I-II
Agricultural Preserve Status/Contract No.:	Williamson Act Contract No. 1199, active since 1978
Non-renewal Filed (date):	Not Applicable
Airport Land Use Referral Area:	Travis ALUC Plan, Zone D
Alquist Priolo Special Study Zone:	Not Applicable
Primary or Secondary Management Area of the Suisun Marsh	Not Applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not Applicable

Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
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Subject	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (vineyard)
South	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture
East	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture, residential
West	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture

1.6 LAND USE CONSISTENCY ANALYSIS

General Plan & Zoning

The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Further the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, Winery, and Special Events facility are allowed or conditionally allowed land uses within the A-SV-20 Zoning District. The Project requires issuances of a Use Permit per Solano County Zoning Regulations.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

Agencies that May Have Jurisdiction over the Project

- ☐ Bay Area Air Quality Management District
- ☐ California Department of Fish and Wildlife
- ☐ Fairfield – Suisun Unified School District
- ☐ San Francisco Regional Quality Control Board
- ☐ Solano Irrigation District
- ☐ Suisun Fire Protection District
- ☐ U.S. Army Corps. Of Engineers: Sacramento District
- ☐ U.S. Fish & Wildlife Service

CHAPTER 2 - ENVIRONMENTAL CHECKLIST

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exists, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of **SIGNIFICANT IMPACT**

Based on the Initial Study, Part I as well as additional application materials reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

Findings of **LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES**

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project requires mitigation measures to reduce potential impacts to less than significant levels.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mandatory Findings of Significance |

Findings of **LESS THAN SIGNIFICANT IMPACT**

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- | | |
|--|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Hydrology | |

Findings of **NO IMPACT**

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

- | | |
|--|--|
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Wildfire |

2.1 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The proposed project lies within the Suisun Valley agricultural area. It is surrounded by agricultural uses in the unincorporated county. The project has frontage on Rockville Road and Russell Road. Access will be by private driveways connecting to Russell Road.

The site is flat and has been farmed for generations.

In February 2011, the Board of Supervisors adopted the Suisun Valley Strategic Plan which included land use and design guidelines for the region. The design guidelines contain guiding principles for site planning, landscaping and architectural details which will ensure a unified visual theme for the valley.

Impacts Discussion

a. Have a substantial adverse effect on a scenic vista?

The building has not been designed yet. The architecture and site features require design review per the Suisun Valley Strategic Plan and the Agriculture-Suisun Valley Zoning district. The proposed buildings and site features, when designed, could have a significant effect on scenic resources, due to its size, lot coverage and scale. However, the project is subject to the Suisun Valley Design Guidelines, which will mitigate design issues. The Guidelines encourage wineries "to pursue more iconic architectural styles that are not necessarily consistent with surrounding character". **Less Than Significant with Mitigation. AESTH-1 and AESTH-2.**

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no trees, rock outcroppings, or historic buildings within a state scenic highway that would be affected by the project. **No Impact.**

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

The project site and surrounding sites are agricultural in nature, planted with row crops or orchards. For the reasons outlined in 2.1.a. above, the project will be designed to conform to the Suisun Valley Design Guidelines. **Less Than Significant with Mitigation. AESTH-1 and AESTH-2.**

d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Exterior light fixtures on buildings, and along walkways, parking, and patio areas will be aimed downward and shielded to prevent glare or reflection and to minimize light pollution beyond the project boundaries. **Less than Significant Impact.**

Mitigation Measures:

Mitigation Measure AESTH-1. Design Review. Prior to issuance of building permit, the Department will verify the project's compliance with the adopted Suisun Valley Design Guidelines.

Mitigation Measure AESTH-2. Lighting and Glare. All light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

2.2 AGRICULTURAL AND FORESTRY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Agriculture has historically been an important industry in the Suisun Valley and a central part of the valley's identity. Agricultural lands account for more land than any other land use in the valley. Agriculture also contributes to the region's economic health and prosperity, defines much of the visual character, supports wildlife habitats and migration corridors, and provides open space and recreational amenities for residents and visitors.

Several agricultural studies and reports have been prepared to determine the current (2007) condition of agriculture on the project site. Among these studies was the Solano Agricultural Futures Project, prepared by the UC Agricultural Issues Center. Based on this report and community outreach during the General Plan update, the County identified the Suisun Valley as a unique agricultural region differentiated from other regions by the commodities grown, soil conditions, cultivation practices, and water conditions.

In addition to its importance as an agricultural region, the Suisun Valley has grown as a tourist destination for those seeking to enjoy the ambience of the area and partake of valley products such as wine, cherries, and olive oil.

As referenced on the 2018 California Department of Conservation Important Farmland map, the subject site is classified as Prime Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

The property is predominantly utilized for agricultural purposes and since 1978 has been entered into an active Williamson Act Contract (Contract No. 1199). The existing land use and proposed development are allowed and conditionally allowed within the Suisun Valley Agriculture "A-SV-20" Zoning District.

Impacts Discussion

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The property is shown as Prime Farmland pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project consists of the development of a winery and related uses with crop production on the remaining acreage. Agricultural processing uses, including wineries, are considered an agricultural use. The construction of a winery will increase production of locally sourced grapes within Solano County. **Less than Significant.**

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The existing and proposed land uses are allowed and conditionally allowed within the Suisun Valley Agriculture "A-SV-20" Zoning District (Reference Solano County Zoning Regulations Section 28.23 Table A). The project is identified as a compatible land use by the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts. **No Impact.**

- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

Construction of the proposed winery does not infringe on the existing cultivation on surrounding lands. The expanding processing plant will increase the demand for locally produced grapes. **No Impact.**

- d. *Result in the loss of forest land or conversion of forest land to non-forest use?* **No Impact.**

2.3 AIR QUALITY

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

The Suisun Valley is located in the San Francisco Bay Area Air Basin (SFBAAB), which also comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion of Sonoma County. Western Solano County, including the Suisun Valley Strategic Plan (SVSP) area, is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM_{2.5} (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM₁₀ (24-hour) standards. Solano County is unclassified for the federal PM₁₀ standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable and fine particulate matter (PM₁₀ and PM_{2.5}), and lead are used as indicators of ambient air quality conditions.

Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as "criteria air pollutants." Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the west, north, and east of the project site.

The ambient concentrations of air pollutant emissions are determined by the amount of emissions released by sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. These pollutant sources were discussed within the General Plan EIR, starting on page 4.2-1.

The General Plan EIR found that future development under the General Plan in Solano County would generate emissions of criteria air pollutants (fine particulate matter with an aerodynamic resistance diameter of 10 micrometers or less [PM₁₀]) and ozone precursors, both of which affect regional air quality. The General Plan EIR found that even with Mitigation Measure 4.2-2a (Coordinate with Air Districts on Assumptions from Air Quality Plan Updates) and the various General Plan goals, policies, and programs intended to minimize air quality impacts, implementation of the General Plan would still result in operational emissions in excess of significance thresholds and assumptions used by the Bay Area Air Quality Management District (BAAQMD) for applicable clean air plans and attainment planning efforts. Therefore, the General Plan EIR found that build out of the General Plan would conflict with current air quality planning efforts.

The General Plan EIR also found that future development in Solano County would generate emissions of criteria air pollutants (PMIO) and ozone precursors, both of which affect regional air quality. The anticipated population and development with implementation of the General Plan would lead to operational (mobile- source and area-source) emissions that exceed BAAQMD's significance thresholds. Implementation of General Plan EIR Mitigation Measure 4.2-3a, the adopted General Plan policies and implementation programs, and existing regulations would reduce operational emissions of reactive organic gases (ROG), oxides of nitrogen (NOX), and PMIO, but not to a less-than-significant level.

Construction-related emissions of criteria air pollutants and precursors would still exceed significance thresholds; for this reason, and because of the large amount of development anticipated in Solano County, such emissions would violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations. As stated on page 4.2-25 of the General Plan EIR, implementation of Mitigation Measures would reduce short-term, construction-related emissions, but not below the applicable level of significance.

The General Plan EIR found that future urban development pursuant to the General Plan would contribute considerably to nonattainment conditions in Solano County by adding vehicle trips, accommodating construction, and through other means, resulting in a significant cumulative impact.

Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The screening-level distance identified by BAAQMD for major sources of odors is 1 mile from sensitive receptors (2 miles for petroleum refineries). Minor sources of odors, such as exhaust from mobile sources, garbage collection areas, and charbroilers associated with commercial uses, are not typically associated with numerous odor complaints, but are known to have some temporary, less concentrated odorous emissions. These sources of odors were discussed on page 4.2-37 of the General Plan EIR.

Impacts Discussion

a. Conflict with or obstruct implementation of the applicable air quality plan?

The proposed winery is consistent with the development assumptions evaluated in the General Plan EIR. Because the proposed project is consistent with the General Plan, it is not anticipated to exceed the impacts analyzed within the General Plan EIR. The Proposed processing facility's incremental contribution to regional nonattainment conditions as documented in the General Plan EIR is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-21 to 4.2-32. **Less Than Significant Impact with Mitigation. AIR-1 and AIR-2.**

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Reference discussion (a) above. **Less Than Significant Impact with Mitigation.**

c. *Expose sensitive receptors to substantial pollutant concentrations?*

Reference discussion (a) above. **Less than Significant Impact with Mitigation.**

d. *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Reference discussion (a) above. **Less than Significant Impact with Mitigation.**

Mitigation Measures:

Mitigation Measure AIR-1. Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (if they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NOX and PM10 exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that soon, both NOX and PM10 control equipment would be available.

Mitigation Measure AIR-2. Require Implementation of Measures to Reduce Fugitive PM10 Dust Emissions. The applicant, as a condition of project approval, to implement the following

enhanced and additional control measures recommended by BAAQMD to further reduce fugitive PM₁₀ dust emissions:

- Hydroseeding shall be used, or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed, or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

2.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| c. | Have a substantial adverse effect on federally protected wetlands as defined by Section 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

As seen on the General Plan's Priority Habitat Areas map (Figure RS-1 of the General Plan), the subject site is not located within any identified wetland or vernal pool area, conservation area, critical habitat, or recovery area. The County does not have a tree preservation ordinance and no trees are proposed for removal. This project will not conflict with conservation plans. The project site consists of 69 acres of actively farmed, flat land. There are no natural features on the property, with the exception of approximately six oak trees 15 feet tall.

Impacts Discussion

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The proposed project will be on the existing actively farmed areas. There is no special-status species or special status species habitat on-site. **No Impact.**

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

There is no riparian habitat or sensitive natural communities existing on the site. **No Impact**

- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 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?*

The project would not result in any permanent fill of jurisdictional wetlands or other waters of the United States. The proposed culvert installation activities associated with development of the access roads could result in temporary minor impacts to the roadside ditch along Rockville Road and Russell Road. As an irrigation canal, it does not have an influence or potential for contamination of downstream waterways, nor is it a hydraulically connected route to navigable waterways and is not subject to Army Corp of Engineers jurisdiction. As a constructed channel with no riparian habitat, it would not be subject to jurisdiction of the California Department of Fish and Wildlife. The construction occurring on-site would be required to be monitored to minimize erosion, sediment, and runoff. Achieving this will require the Applicant to apply for and obtain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with National Pollution Discharge Elimination System (NPDES) and Water Board requirements. **Less Than Significant with Mitigation. Mitigation Measure BIO-1.**

- 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?*

The site is located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through farming practices. The proposed project will not result in any permanent barriers to local wildlife movement. **No Impact.**

- e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No significant trees are located on the site. There are approximately six 15-foot-tall Oak trees near Rockville Road. They are not proposed for removal. **No Impact.**

- 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?*

The project site is not located within or adjacent to any adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan. There would be no conflict in this regard. **No Impact.**

Mitigation Measures:

Mitigation Measure BIO-1. Stormwater Pollution Prevention Plan (SWPPP). Prior to issuance of grading permit, applicant shall apply for and obtain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with National Pollution Discharge Elimination System (NPDES) and Water Board requirements. The SWPPP shall include the following major components:

- A comprehensive erosion and sediment control plan, depicting areas to remain undisturbed and providing specifications for revegetation of disturbed areas.
- A list of potential pollutants from building materials, chemicals, and maintenance practices to

be used during construction and the specific control measures to be implemented to minimize release and transport of these constituents in runoff.

- Specifications and designs for the appropriate best management practices (BMPs) for controlling drainage and treating runoff in the construction phase.
- A program for monitoring all control measures that includes schedules for inspection and maintenance and identifies the party responsible for monitoring.
- A site map that locates all water quality control measures and all restricted areas to be left undisturbed.

2.5 CULTURAL RESOURCES

		Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project consists of actively farmed flat level lands. The applicant had a Cultural Resources Study prepared by The Solano Archaeological Services (SAS) LLC, in August 2020 (Appendix 6.2). SAS included archival research with the Native American Heritage Commission (NAHC) requesting a Sacred Lands File (SLF) search of the project area. SAS also conferred with a list of Native American community representatives which might have an interest in or concerns with the proposed project. SAS conducted a records search through the Northwest Information Center (NWIC) of the California Historical Resources Information System at Sonoma State University in June 2020. The record search results (NWIC File No. 19-2323) indicated that no previously documented cultural resources were identified directly in the project area. However, the NWIC research indicated that 11 sites had been documented within the half-mile search area.

In August 2020, SAS archaeologists conducted an intensive pedestrian survey of the entire project area. No remains, sites, features, or artifacts were documented during the survey. It was noted that the northwestern-most corner of the project area where buildings and later undeveloped and overgrown lots existed between the late 1940s and as recently as 2016 according to aerial photography, is now completely under cultivation. No remains potentially associated with the

buildings that once occupied the northwest corner of the project area adjacent to Rockville Road were noted during the survey. In addition, no other sites, features, or artifacts were documented during the survey.

The NAHC and NWIC record searches did not result in the identification of any previously documented cultural resources in the project area and none of the tribal groups and representatives contacted by SAS per the NAHC had any knowledge of the sites in the project area and did not express any specific concerns with the proposed Project. The intensive survey of the project area did not result in the identification of any prehistorical or historic-era cultural resources of potentially archaeologically sensitive landforms or deposits.

Impacts Discussion

- a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

The subject site is actively farmed and undeveloped. **No Impact.**

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

No archaeological resources were found within the study area; therefore, no recommendations are required. However, in keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]). **No Impact.**

- c. *Disturb any human remains, including those interred outside of formal cemeteries?*

No archaeological resources were found within the study area. However, in keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]). **No Impact.**

2.6 ENERGY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impacts Discussion

- a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

No Impact.

- b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

No Impact.

2.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

risks to life or property?

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project within the Highest Potential Earthquake Damage Area and within 1.5 mile of the Cordelia Fault. The project is not located within an Alquist-Priolo fault zone. Per General Plan Figure HS-6, the project site has Moderate liquefaction potential. The Landslide Stability map (Figure HS-5) depicts the project within an area of least landslide susceptibility (Area 1).

Impacts Discussion

- a. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

- i. *Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

The site is not located within an Alquist-Priolo Fault Zone; however, is located within 1.5 mile of the Cordelia Fault identified in the General Plan. New construction would require issuance of building permit(s) requiring structures to be built to the latest Uniform Building Code. **Less Than Significant Impact.**

- ii. *Strong seismic ground shaking?*

Reference discussion (a) above. **Less Than Significant Impact.**

- iii. *Seismic-related ground failure, including liquefaction?*

The subject site is located within an area of Moderate Liquefaction Potential. The project will require a soils and geotechnical report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

- iv. *Landslides?*

The subject site is located within an area Least Susceptible to Landslide. **No Impact.**

- b. *Result in substantial soil erosion or the loss of topsoil?*

The project proposal would be developed upon approximately ¼ of the total land area of the site. The impervious surfaces on-site would increase to the proposed developed footprint. The site is in the Medium liquefaction potential tier of the General Plan Liquefaction Potential map of Figure HS-9. Prior to any building permit approval, a geotechnical study will be required, and recommendations would be incorporated into the design of the project prior to building permit issuance. Issuance of a grading and drainage permit is necessary prior to construction, which will impose conditions which prevent soil erosion. **Less Than Significant Impact.**

- 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, differential settlement, liquefaction or collapse?*

The buildings will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **Less Than Significant Impact.**

- 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?*

Reference discussion (c) above. **Less Than Significant 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?*

Reference discussion (c) above. **Less Than Significant Impact.**

- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No unique paleontological resource or unique geologic feature have been identified on-site. **No Impact.**

2.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Reference discussion under 2.3 Air Quality.

Impacts Discussion

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant with Mitigation. GHG – 1.**

- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant with Mitigation. GHG – 1.**

Mitigation Measures:

Mitigation Measure GHG – 1. Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

2.9 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| 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, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The winery will utilize a series of potentially hazardous materials in its' production process, including:

1. Sodium percarbonate
2. Flo-Quat
3. Citric acid anhydrous
4. Potassium carbonate
5. Bentonite performance minerals
6. Metabisulphite
7. Sulfurous Acid
8. Sulfurous Dioxide
9. Peroxyacetic acid
10. Urrea
11. Sodium Hydroxide
12. Filter Coagulant
13. Glycol

Impacts Discussion

- a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project is required to operate in compliance with a Hazardous Materials Business Plan issued by Solano County. The plan provides for the proper use and storage of the materials identified above as well as emergency response procedures in the event of a release of hazardous materials. **Less Than Significant Impact.**

- 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?*

Reference discussion (a) above. **Less Than Significant Impact.**

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

- 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, would the project result in a safety hazard for people residing or working in the project area?*

The project is located within an airport land use area of influence, but not within two miles of a public airport. The project is located within Compatibility Zone D of the Travis Air Force Base Airport Land Use Plan. Per the Travis Air Force Base Airport Land Use Compatibility Plan, Table 2A, airspace review of the project by the Solano Airport Land Use Commission is not for objects less than 200 feet in height. **No Impact.**

- f. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project will not affect any adopted emergency response plans. **No Impact.**

- 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?*

The project is not located in the vicinity of any wildland/urban interface areas. **No Impact.**

2.10 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 or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

management of the basin?

- | | | | | | |
|------|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) | Result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) | Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) | 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; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) | Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

Stormwater Runoff

The subject parcels have approximately 70 acres of vacant lands. After full development, there will be approximately 15 acres of impervious area. As a result, a storm water detention basin is expected to be required since stormwater runoff from the site will be increased as a result of the increase in impervious area.

Floodplain Development

The subject parcels lie within a 500-year flood plain, but not the 100-year flood plain.

Domestic Wastewater

The applicant provided a Wastewater Feasibility Study. Domestic wastewater will be generated from employees, tasting visitors, and event guests. Based on the flow summary in the study, peak

sanitary sewage flows are anticipated to be 7,415 gallons per day (GPO) for Phase 1. Phase 2 is estimated to be 7,815 GPO. A new on-site wastewater treatment system (OWTS) will be installed to treat all sanitary sewage flows from the proposed project. Based on the soils evaluation detailed in the study, suitable soils exist for a pretreatment and subsurface drop type system.

Process Wastewater

The winery intends to utilize either onsite treatment ponds or an alternate package treatment system to treat process wastewater. The treated effluent will be reclaimed onsite for irrigation of vineyards, orchards landscape planting. The process wastewater treatment system will be developed on the west side of the property. The annual process water flow in gallons per years is estimated to be 125,000 for Phase 1. Phase 2 is estimated to be 500,000 gallons per year.

Impacts Discussion

- a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project is subject to the waste discharge requirements of the San Francisco Regional Water Quality Control Board and shall be required to obtain and comply with a SFRWQCB permit. Adherence to those requirements protects against violations of water quality standards. **No Impact.**

- b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Domestic water is proposed to be provided by a new well. The existing well may be used to supplement irrigation water. Irrigation water will be supplied by a combination of existing entitlements from the Suisun-Solano Water Authority/Solano Irrigation District (SID) and the existing onsite well located on parcel 027-251-280. **No Impact.**

- c. *(i – iv) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces?*

The project will be required to apply for and obtain a grading and drainage permit from the County of Solano. **Less Than Significant Impact.**

- d. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

- e. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Reference (a) above. **No Impact.**

2.11 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The subject site is designated Agriculture by the Solano County General Plan. Further, the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region.

The subject site is zoned Suisun Valley Agriculture "A-SV-20" consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, agricultural processing, and special events facilities are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

Impacts Discussion

a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

b. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses: *The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.*

The project does not conflict with the intent of the Solano County General Plan, Suisun Valley Strategic Plan, or the Suisun Valley Agriculture Zoning District. **No Impact.**

2.12 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As seen on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site.

Impacts Discussion

- 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?*

No known mineral resources exist at the site. **No Impact.**

- 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?*

Reference discussion (a) above. **No Impact.**

2.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

vibration or ground borne noise levels?

- c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

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Environmental Setting

The site is surrounded by agriculturally zoned properties. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses. The nearest sensitive receptor(s) is located at the existing residence approximately 600 feet to the north of the proposed winery, and along the east side of Russell Road directly opposite the subject site. The Willotta Oaks residential neighborhood is located one-quarter mile to the west.

Impacts Discussion

- a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction and grading of the project would generate noise on-site; however, will be temporary in nature. Noise levels from on-going agricultural practices along with temporary construction are anticipated to be less than significant because of the temporary nature along with the distance to nearest sensitive receptors existing in the agricultural setting. adherence to Section 28.70.10 of the County Zoning Regulations would prevent offensive noise that exceeds 65dBA LDN at any property line. **Less Than Significant Impact with Mitigation.**

- b. Generation of excessive ground borne vibration or ground borne noise levels?

Reference discussion (a) above. **Less Than Significant Impact with Mitigation.**

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project is located within Compatibility Zone D of the Travis Air Force Base Airport Land Use Plan. As seen on Figure 2 of the LUCP, the subject site located outside any of the identified noise contours. The project is not located within the vicinity of a private airstrip. **No Impact.**

Mitigation Measures:

Mitigation Measure NOISE-1. Construction Noise. The project contractor(s) shall limit all noise-producing construction related activities, including the operating of any tools or equipment used in construction, grading or demolition work, to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No activity shall take place on Sunday, except by written permission of the Director of Resource Management.

During all project site excavation and grading, the project contractors shall mitigate potential noise impacts from all construction equipment, fixed or mobile, by muffling and shielding intakes and exhaust (per the manufacturer's specifications) and by shrouding or shielding impact tools.

The project contractor shall place all stationary construction equipment (such as compressors and generators) so that emitted noise is directed away from sensitive receptors (residential areas) nearest the project site.

The contractor shall locate equipment staging in areas that will create the greatest distance between site- related noise sources and noise-sensitive receptors (residential areas) nearest the project site during all project construction

2.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project is agricultural and commercial agri-tourism in nature and does not involve residential development or the expansion of off-site infrastructure.

Impacts Discussion

- a. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project will provide employment for up to 11 full time, 6 part-time, and 6-8 seasonal employees, which will not induce substantial population growth. **No Impact.**

- b. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

2.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The property is in the unincorporated county and receives basic services, including Sheriff's Office services, from Solano County. In addition, fire protection is provided by the Suisun Fire Protection District. The local public-school provider is the Fairfield-Suisun Unified School District. Parks are provided in the nearby City of Fairfield.

Impacts Discussion

- a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The proposed project does not contain any improvements or operational features that would necessitate new public or governmental facilities or services that would cause significant environmental impacts. Rockville Road and Russell Road are adequate to serve the project. Due to the presence of employees and visitors on the property, some minor increases in service calls may be experienced by the Sheriff's Office and the Suisun Valley Fire Protection District. **No Impact.**

2.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed project is a large-scale winery which includes processing, bottling and distribution functions along with visitor serving uses. There are no publicly sponsored recreational components included within the project. Approximately 11 full time, 6 part time, and 6-8 seasonal employees will populate the site. During events, up to 450 persons may be onsite. Some small percentage of winery visitors may seek recreational destinations while in the vicinity. Tours, tastings and retail sales open to the public are planned daily in the tasting room. Peak visitors are expected to be up to 200 on a weekday and up to 800 people per day on a weekend.

Impacts Discussion

The project does not involve or affect recreational facilities or resources.

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The project will provide employment for up to 11 full time, 6 part time, and 6-8 seasonal employees. Some small percentage of winery visitors may seek recreational destinations while in the vicinity, which will not cause a substantial increase in the use of existing parks or community recreation facilities. **Less Than Significant Impact.**

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

The project does not involve or affect recreational facilities or resources. **No Impact.**

2.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) "vehicle miles traveled"?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The site is located at the southwest corner of Rockville Road and Russell Road. The proposed winery will employ up to 11 full time, 6 part time persons, and 6-8 seasonal employees. Public visitors may average up to 200 persons on a weekday, and up to 800 people per day on a weekend.

In August of 2019, the applicant provided a Traffic Impact Report produced by The Crane Transportation Group. The report took into consideration all proposed development and activities of the project. The Summary of Findings of the Traffic Impact Report is that the project will result in no significant off-site circulation system operational impacts to the analyzed roadway network without a major event. Sight lines at the proposed project driveway connections to Russell Road are acceptable and meet Caltrans stopping sight distance criteria. The site has enough acreage to accommodate overflow parking for maximum event days. The traffic report concludes that all impacted intersections will continue to operate at acceptable Levels of Service upon completion of the project. No intersection improvements are required by the project's traffic.

On December 6, 2021, the applicant provided a Focused VMT Summary Analysis for the project. The conclusion of the VMT analysis was the project "would NOT exceed the Caltrans/OPR VMT screening threshold for small projects, generating less than 110 daily trips per day."

Bicycles

There are currently no striped bicycle lanes or paths at the Project's frontage along Rockville Road. However, the Solano Transportation Authority has prepared a comprehensive Countywide Bicycle Transportation Plan that has proposed 6.9 miles of Class II bicycle lanes on Suisun Valley Road extending from Mangels Boulevard to the Napa County Line. There are striped, paved shoulders on

Rockville Road extending from Suisun Valley Road to Green Valley Road that serve as Class II bicycle lanes. Proposed improvements for Rockville Road consist of extending the Class II bicycle lanes from Suisun Valley Road to the Fairfield city limit.

Public Transit

There are currently no fixed route services on Suisun Valley Road or Rockville Road in the vicinity of the project site. A public bus route providing service between the Fairfield Transit Center and the Vallejo Transit Center has a bust stop at the Solano Community College located approximately one mile southwest of the project site.

Impacts Discussion

- a. *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

Based on the traffic study and the Focused VMT Summary provided by the applicant the project does not degrade the level of service existing at nearby relevant intersections. No traffic improvements are required as a result of the project's traffic generation. **Less Than Significant Impact.**

- b. *Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) which establishes criteria for analyzing transportation impacts, in particular vehicle miles traveled?*

Reference (a) above. **Less Than Significant Impact.**

- c. *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- d. *Result in inadequate emergency access?*

The project does not alter the access to the site and will have sufficient ingress and egress. **No Impact.**

2.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site has been historically disturbed by agricultural practices.

Impacts Discussion

- a. *Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.*

No tribal or historical resources have been identified on the subject site. **No Impact.**

2.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

cause significant environmental effects?

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b. | Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

The proposed winery lies within the unincorporated portion of Solano County. The winery will require electrical power, potable water, agricultural water, sanitary and process wastewater treatment facilities. Water will be provided by wells and Suisun-Solano Water Authority.

Impacts Discussion

- a. *Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

A process wastewater treatment system will be utilized for processed wastewater. New septic systems will be utilized for sanitary services at the winery and the visitor serving facilities. These facilities will require permitting from the San Francisco Regional Water Quality Control Board. A new on-site well will be utilized to provide drinking water for employees and visitors to the site. This system will require a permit from the California Department of Public Health. **Less Than Significant Impact.**

- b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Reference discussion (a) above. **Less Than Significant Impact.**

- c. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The project will utilize onsite wastewater treatment. **No Impact.**

- d. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Solano County is served by two landfills which maintain more than a fifteen-year capacity for the county's solid waste disposal needs. The project will not substantially increase solid waste generated on-site. **Less Than Significant Impact.**

- e. *Comply with federal, state, and local statutes and regulations related to solid waste?*

Reference discussion (d) above. **Less Than Significant Impact.**

2.20 WILDFIRE

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project is sited on relatively flat terrain within the Suisun Valley. As seen on Figure HS-9 of the Solano County General Plan Wildland Fire Hazard Area map, the property is located within an area

designated “low or none” for wildland fire hazard. In addition, the project is located outside the California Board of Forestry and Fire Protection’s State Responsibility Area.

Impacts Discussion

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

There are no identified adopted emergency response plans applicable to the project. **No Impact.**

- b. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

There are no identified wildfire risks associated with the project. **No Impact.**

- c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Reference discussion (b) above. **No Impact.**

- d. *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Reference discussion (b) above. **No Impact.**

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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Impacts Discussion

- a-c.* 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. Mitigation measures have been incorporated into the project which reduces potential impacts on the environmental resources to less than significant levels. **Less Than Significant with Mitigation.**

CHAPTER 3 – AGENCY COORDINATION AND PUBLIC INVOLVEMENT

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies.

3.2 Public Participation Methods

The Initial Study is also available at the Solano County Department of Resource Management and online at the Department's Planning Services Division website at:

<http://www.solanocounty.com/depts/rm/documents/eir/default.asp>

Interested parties may contact the planner assigned to this project at the contact points provided below:

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3.3 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management in cooperation with Rincon Consultants, Inc.

3.4 Distribution List

Federal Agencies

U.S. Army Corps of Engineers
U.S. Department of Fish and Wildlife

State Agencies

California Department of Conservation
California Department of Fish and Wildlife
California Department of Public Health, Drinking Water Field Operations Branch
California Department of Transportation (CalTrans)

Initial Study and Mitigated Negative Declaration
Use Permit U-19-09 (E & C Winery)

Regional Agencies

Bay Area Air Quality Management District
San Francisco Regional Water Quality Board

Local Agencies

Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division
Solano County Water Agency
Solano Irrigation District
Suisun Fire District