

**E & C WINERY
PROJECT STATEMENT**

INTRODUCTION

The Lum Family have been members of the Suisun Valley farming community since the beginning of the 1900s. Three generations of farmers have proudly worked the Valley with row crops and orchards. The family led by grandson Derrick and granddaughter Darlene, now enters the next step in the Suisun Valley agriculture cycle-viticulture and wine industry.

The family formed E & C Winery, LLC as the vehicle to guide this transition.

I. PROJECT PURPOSE AND OBJECTIVES

E & C Winery, LLC proposes to develop a new winemaking and hospitality facility on two parcels totaling approximately 70 acres (APN 027-251-280 (20 acres) and 027-251-290 (49 acres)). These parcels front Rockville Road on the north and Russell Road on the east. The proposed winery will be built in 3 phases over approximately 10 years and have an initial production capacity of 125,000 gallons with an ultimate production capacity of 2,000,000 gallons subject to market demand. The facility will process grapes grown both onsite and from offsite sources. Onsite activities include receiving and crushing grapes, fermentation, processing grape juice into wine, bottling and cooperage, sales, hospitality and administration.

This project will allow E & C Winery to introduce a new production facility in Solano County as permitted by the Solano County Zoning Ordinance. The E & C Winery development will create more than 150 jobs in Solano County and become a major visitor destination for Suisun Valley.

II. PROJECT SITE

The site has a General Plan Designation of Agriculture with a zoning designation of ASV-20: Agricultural Suisun Valley. The site is under Williamson Act Contract Number 1199. The parcel is within FEMA Flood Map Zone X, and has a 0.2% annual chance flood hazard, also known as the 500 Year Flood Zone. No portion of the site is within the 100 year flood zone. The site has one existing well and PG&E power supply via overhead poles. There are no buildings currently on site.

The undeveloped agricultural parcels are generally flat grassland bounded by agricultural uses including rural residential improvements to the north, south, east and west. A produce farm and farm stand is located to the east and a commercial tractor supply company is located to the south east, 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.

III. PROPOSED PROJECT

The proposed project will be a 3-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 50 full-time, 75 part-time and 25 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 Third Phase production is proposed to be 2,000,000 gallons.

Phase 1

- Capacity to produce up to 125,000 gallons of finished wine per year
- 30,000 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 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
- Construction of approximately 60,000 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

- Additional parking

Phase 3

- Capacity to produce up to 2,000,000 gallons of finished wine per year
- Conversion of the Phase 1 winery production building to Tasting, Hospitality, and Administration uses with a maximum of 5,000 square feet for tasting and includes the addition of a commercial kitchen.
- Expansion of the winemaking facilities to approximately 205,000 square feet which may include enclosed buildings covered and uncovered receiving fermentation areas, barrel storage, bottling, fruit storage, offices and workshops
- Truck docks
- Additional parking

Visitor Serving Uses

A number of visitor serving uses are planned with event hours until 11pm. 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. In phase 3 the event areas may be expanded to include conversion of the Phase 1 Winery Building into a hospitality center. Multiple events may take place on the same day. 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 200 on a weekday and up to 800 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. There will be minimal food preparation onsite until a commercial kitchen is developed.
- Promotional events:
 - Wine club and marketing events to take place in the tasting room, outdoor garden, and barrel building. The tasting room will accommodate 350 persons at any given time. The Barrel Building and the Event Lawn will accommodate up to 450 persons.
 - Winemaker dinners will take place in the barrel building. The barrel building will accommodate up to 450 persons.
- Up to 24 Special Events /weddings are planned per year with a maximum of 450 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.

- 800 is the maximum number of people proposed to be onsite at any time. Throughout a weekend day 1350 people may visit at various times between the tasting visitors and events attendees.

Events	Tastings	Wine and food pairings	Special Events/ Weddings	Wine promotional (e.g. Wine Club, Winemaker dinners)
Frequency	Daily	Daily	Up to 24 per year	Frequency not limited by Solano County, assume 50 for environmental review
Attendees	Up to 200 total visitors on any weekday and up to 800 on a weekend day. Up to 350 at one time.	Up to 25 persons per day	Up to 450 attendees	Up to 450 attendees.
Location	Any of the identified hospitality areas including the Event Lawn, garden, tasting room, and barrel building. In Phase 3 the events may also take place anywhere in the hospitality building.			

Traffic and Circulation

A new entrance off of 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 and 3. 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. See attached calculations for the wastewater system submitted with use permit submittal.

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 local regulations 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' from Russell Road and will be screened from the public road by vineyard and orchard planting. The phase 2 & 3 building(s) will be a warehouse construction designed to complement the phase 1 building.

An entry gate and signage structure is 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 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.



DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

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

www.solanocounty.com

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

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

U-19-09

FOR OFFICE USE ONLY

Application No: _____ MR# _____ Hrg: AD ZA PC BOS _____ Date Filed: 10/15/15 _____ Plnr: EW

Project Name: E & C Winery

Subject Site Information

cross streets are Rockville Rd/Lincoln HWY and Russell Road

Site Address: _____ City: Fairfield State: CA Zip: 94534

Assessor's Parcel Number (s): 027-251-290 & -280 Size (sq. ft/acre): +/- 70 ac

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

Contact Information

Property Owner Name: Charles F. Lum Family Limited Partnership and Darlene Lum

Contact Name: Derrick and Darlene Lum Phone: (925) 518-5849 Email: dflum@ymail.com

Mailing Address: 2500 Mankas Corner Rd City: Fairfield State: CA Zip: 94534

Architect/Engineer/Land Surveyor Company Name: Summit Engineering

Contact Name: Jasper Gehring Phone: (707) 527-0775 Email: jasper@summit-sr.com

Mailing Address: 463 Aviation Blvd; Ste 200 City: Santa Rosa State: CA Zip: 95403

Applicant/Company Name: E & C Winery, LLC

Contact Name: Derrick and Darlene Lum Phone: (707) 974-3383 Email: lumfamilyfarms@gmail.com

Mailing Address: 2500 Mankas Corner Road City: Fairfield State: CA Zip: 94534

Other Contacts:

Name: Darlene Lum Phone: (925) 518-5849 Email: dflum@ymail.com

Mailing Address: 2707 Kingfisher Lane City: Lincoln State: CA Zip: 95648

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

See attached Project Statement.

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Agriculture

Current Zoning: A-SV20

Proposed General Plan Designation: Agriculture

Proposed Zoning: A-SV20

Current Water Provider: SSWA/SID and Existing Well
Solano Irrigation District

Current Sewage Disposal: NA

Proposed Water Provider: Same as Above plus New Well

Proposed Sewage Disposal: On-Site Treatment and
Subsurface Disposal

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract?

☒ Yes ☐ No

If yes, Contract No. 1199 please provide a copy.

If yes, has a Notice of Non-Renewal been filed?

☐ Yes ☒ No

If yes, please provide a copy.

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

☐ Yes ☒ No

if yes, please list and provide a copy.

4 Additional Background Information

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

☐ Yes ☒ No

If yes, please describe in the project narrative.

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

Solano County: Grading permit, building permit, septic permit, well permit

State Water Board: Public Water System permit, construction stormwater discharge permit.

Bay Area RWQCB: Wastewater discharge requirements

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

None known

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

None known

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

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

H. Is this part of a larger project? If yes, please explain. ☐ Yes

☒ No

5 Existing Conditions

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

A. Project site:

Existing site is generally flat and gentle slope to the south east. The site is undeveloped agricultural land.

B. Surrounding properties:

agricultural lands and residential

C. Existing use of land:

GP- Agricultural

D. Describe number and type of existing structures: NA, no structures on site.

	Type/Number	Square Feet
Residential		
Agricultural		
Commercial		
Industrial		
Other		

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

Maybe 5 trees on site. Site characterized by previous agricultural uses (alfalfa) and low ground cover.

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

client confirm previous agricultural uses (fruit/vegetables or bee boxes?)

G. Slope of property:

Flat or sloping (0 - 6% slope) entire site +/- 70 acres
Rolling (7 - 15% slope) _____ acres
Hilly (16 - 24% slope) _____ acres
Steep (> 24% slope) _____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
Undeveloped ag land

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

North	Residential	South	Agricultural
East	Residential	West	Agricultural

J. Distance to nearest residence(s) or other adjacent use(s): ~620' (ft/mi)
The closest residences are on the neighboring parcels to the north and east across Russel Road.

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.
There is a PG&E power supply pole on the east side of the property

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).
There is an irrigation channel along the eastern and southern property lines. There is no natural drainage channel on site. Surface water runoff exits the property at a low point at the south east corner of the property.

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.
There is a man-made irrigation channel and culvert between the property and Russell Road.

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:
No wetlands on site

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

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

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

There is a non-improved dirt access road that crosses over the culvert between Russell Rd and subject property.

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

Irrigation channel easement.

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

NA

6 **Proposed Changes to the Site**

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

i. Percent of site previously graded: 0 %.

ii. Project area (area to be graded or otherwise disturbed): 17 sq. ft. (acres.)

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

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

iv. Estimate amount of soil to be:

Imported 0 yd³ Exported 0 yd³ Used on site 37,430 yd³.

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

NA

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

NA

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

The winery development is setback from the Russell Road and will be screened by the vineyards and orchard planted between the road and the development.

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

There are two proposed driveways accessed from Russel Road. A main driveway to be developed in phase one and a second driveway and access road for employees and operations developed at a later phase.

- F. Proposed source and method of water supply:

Domestic water will be served by a new on-site well. Irrigation water will initially be served by the existing on-site well. As production increases, treated process wastewater will also be used for irrigation.

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

See Wastewater Feasibility Study

- H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):
No hazardous waste is proposed to be generated by the winery. Solid waste will be handled by Republic Services, or other regional waste hauler.
- I. List hazardous materials or wastes handled on-site:
NA
- J. Duration of construction and/or anticipated phasing:
See Project Statement and Use Permit Plans
- K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.
NA

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS Not Applicable

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

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

1. Lot coverage:
Building coverage: +/- 207,000 (sq.ft) Surfaced area: +/-230,000 (sq.ft)
Landscaped or open space: +/-2,613,000 (sq.ft)
2. Total floor area: +/- 207,000 (sq.ft)
3. Number of stories: 2 Maximum height: 35' (ft.)
4. Proposed hours of operation:
Harvest: 7 days/week and 24 hours/day
Days: Non-harvest: 7days/week and 5am-11pm
From: _____ a.m./p.m to _____ a.m./p.m
The facility will operate 24 hours per day during harvest (July through October)

Year round: ☒ Yes ☐ No

Months of operation: from _____ through _____

5. Proposed construction schedule:

Daily construction schedule: from 7am a.m./p.m. to 6pm a.m./p.m.

Days of construction: Monday through Saturday

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

Yes. There are 3 phases of construction that will take place over approximately 10 years.

See project description.

7. Maximum number of people using facilities:

At any one time: 450 (event) Throughout day: 800 (maximum tasting visitors)

8. Total number of employees: At final build-out (phase 3 completion) 50 full-time, 75 part-time and 25 seasonal

Expected maximum number of employees on site: 90

During a shift: 75 During day: 75

9. Number of parking spaces proposed: 313

10. Maximum number of vehicles expected to arrive at site: See Traffic Study

At any one time: _____ day: _____

11. Radius of service area: Retail customers will be regional

12. Type of loading/unloading facilities:

Truck docks for finished goods, loading and materials unloading. Tanker loading stations for bulk wine receiving and delivery. Grape receiving pits for delivery.

13. Type of exterior lighting proposed:

Exterior lighting will be mounted on poles or catwalks in working and circulation areas. Retail spaces will have low lighting for circulation and safety.

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

Motors, process equipment, refrigeration and vehicle traffic.

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

There is potential for domestic and process wastewater systems to generate odors. This would be an abnormal condition.

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

Directional signage including an entry sign will be installed for the winery and hospitality facilities. Signage to be approved during design review process.

8 Environmental Checklist

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

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

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. **This certification acknowledges that if the project exceeds the number of hours implicit in the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.**

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

Owner signature: Derrick Lum Date: 10/7/19

PRINTED NAME: DERRICK LUM

Applicant signature: Derrick Lum Date: 10/7/19

PRINTED NAME: DERRICK LUM

For Office Use Only

Planning Permit Fee(s)

0.15.09 \$ 7323

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Environmental Review Fees

Initial Study \$ _____

Archaeological Study (Sonoma State NWIC) \$ _____

Negative Declaration \$ _____

CA Fish and Games (ND or EIR) \$ _____

Initiate EIR \$ _____

Mitigation Monitoring Plan \$ _____

Total Fees Paid \$ 7323

Cash ☐ Check ☐ Charge/Debit ☐

Receipt No.: _____ DATE: _____

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application 042418.doc(May 2, 2018)