

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Use Permit U-19-09 E&C Winery

Lead Agency: Department of Resource Mgmt. – Solano County Contact Person: Cheryl Whitfield, AICP
 Mailing Address: 675 Texas St., #5500 Phone: (707) 784-3165
 City: Fairfield Zip: 94533 County: Solano

Project Location: County: Solano City/Nearest Community: Fairfield
 Cross Streets: Rockville Road and Lincoln Highway Zip Code: 94534
 Longitude/Latitude (degrees, minutes and seconds): 38°14'31.8" N / 122°6.679' W Total Acres: 70
 Assessor's Parcel No.: 027-251-290 & 280 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 80 Waterways: Suisun Creek
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____
☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 300k Acres 70 Employees 150
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☒ Greenhouse Gas Emissions ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☒ Utilities & Service Systems ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☒ Hydrology and Water ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Mand. Fndgs of Significance

Present Land Use/Zoning/General Plan Designation:

A-SV20 Zoning

Project Description: (please use a separate page if necessary)

U-19-09 E&C Winery: A Use Permit to establish a large winery and event facility on two parcels totaling approximately 70 acres (APN 0027-251-280=20 acres, and 0027-251-290=49 acres). The winery has frontage on Rockville Road on the north and Russell Road on the east. The proposed winery will be built in three 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. The winery will process grapes grown both onsite and offsite. Onsite activities include receiving and crushing grapes, fermentation, processing grape juice into wine, bottling and cooperage, sales, hospitality and administration.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>US Army Corp of Engineers</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>US Dept of Fish and Wildlife</u>
<input type="checkbox"/> Native American Heritage Commission	<input checked="" type="checkbox"/> Other: <u>Solano County Water Agency</u>
	<input checked="" type="checkbox"/> Other: <u>Calif. Dept of Public Health, Drinking Water Field Operations Branch</u>
	<input checked="" type="checkbox"/> Other: <u>San Francisco Regional Water Quality Board</u>
	<input checked="" type="checkbox"/> Other: <u>Bay Area Air Quality Control Board</u>
	<input checked="" type="checkbox"/> Other: <u>Suisun Fire District</u>
	<input checked="" type="checkbox"/> Other: <u>Solano Irrigation District</u>
	<input checked="" type="checkbox"/> Other: <u>Solano County Building Division</u>
	<input checked="" type="checkbox"/> Other: <u>Solano County Environmental Health Division</u>
	<input checked="" type="checkbox"/> Other: <u>Solano County Public Works Engineering Div.</u>
	<input checked="" type="checkbox"/> Other: <u>Solano County Water Agency</u>

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: Solano County, Resource Mgmt Dept Applicant: Charles F. Lum Family Ltd Partshp. & Darlene Lum
Address: 675 Texas St., #5500 Address: 2500 Mankas Corner Rd.

City/State/Zip: Fairfield, CA 94533

City/State/Zip: Fairfield, CA 95403

Contact: Cheryl Whitfield, AICP

Phone: (925) 518-5849

Phone: (707) 784-6765

Signature of Lead Agency Representative: _____

Cheryl Whitfield AICP

Date: Feb 11 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.