

U-19-09

**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.