E&C Winery

U-19-09

Initial Study and

Mitigated Negative Declaration

February 2021

Prepared By

Department of Resource Management

County of Solano

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DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

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 State CEQA Guidelines, Section 15063.

Project Title:	E&C Winery
Application Number:	U-19-09
Project Location:	Rockville Road, 1,300 feet west of Russell Road Fairfield, CA 94534
Assessor Parcel No.(s):	0027-251-280, & 290
Project Sponsor's Name and Address:	E&C Winery Derrick and Darlene Lum 2500 Mankas corner road Fairfield, CA 94534

General Information

This 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 the project. This document discusses the proposed project, the environmental setting for the proposed project, and the 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 Planning Services Division, Resource Management Department, County of Solano County 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:

  Planning Services Division
  Resource Management Department
  Attn: Cheryl Whitfield, AICP; Senior Planner

675 Texas Street
Fairfield, CA 94533

☐ Submit comments via fax to: (707) 784-4805

X Submit comments via email to: cgwhitfield@solanocounty.com

☐ Submit comments by the deadline of: _____

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 Mitigated Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study:

☐ I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find 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.

☐ I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ I find 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.

☐ I find 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.

FEB 09, 2021 — Date

Cheryl Whitfield, AICP — Senior Planner

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

(*To be completed prior to adoption of the Mitigated Negative Declaration*)

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

2-8-2021 — Date

Derrick and Darlene Lum
E&C Winery, LLC

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project will occupy approximately 70 acres of agricultural lands located within the Suisun Valley (See Figure 1 and 2). The existing site conditions include agricultural lands which have been historically farmed with a variety of crops. There are no other environmental resources located on the project site.

1.2 PROJECT DESCRIPTION:

Project Purpose and Objectives

E&C Winery LLC, a California limited liability company proposes to develop a new winemaking 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 have an ultimate production capacity of 2,000,000 gallons of wine per year and will be built in three phases over a proposed ten year period.

Table 1

APN Number	Acres	Proposed Uses	Existing Uses
0027-251-280	20	Vineyards	Crop production
0027-251-290	50	Winery, Public event space and vineyards	Crop production
Total	70		

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.

Project Site

The project consists of two legal parcels: APN's 0027-251-280 and 0027-251-290

The parcels are generally flat and are bounded by Rockville Road on the north side, and Russell Road on the east side, and agriculture lands on the south and west sides. The parcels were previously used as a dried fruit processing facility. The nearest residence is approximately 500 feet to the north.

The site has a General Plan Designation of Agriculture with a zoning designation of A-SV-20: Agricultural Suisun Valley - 20 acres. The site is under a Williamson Act contract and is within the 500-year flood plain on the current FEMA Flood Maps.

Surrounding Properties

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 are 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.

Table 2

APN Number	Acres	Existing Zoning	Existing Uses
0027-251-040	17.79	A-SV-20	Crop lands and residential uses
0027-251-310	57.78	A-SV-20	Crop lands
0027-251-100	59.41	A-SV-20	Crop lands
0027-251-010	47.51	A-SV-20	Crop lands
0027-030-080	37.84	A-SV-20	Crop lands
0027-030-140	50.10	A-SV-20	Crop lands and residential uses
0027-030-150	19.72	A-SV-20	Crop lands
0027-040-140	27.61	A-SV-20	Crop lands and residential uses
0027-040-130	23.59	A-SV-20	Crop lands

PROPOSED PROJECT

Project Operations

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.

Visitor Serving Operations

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.

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 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 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.

Table 3		
Type of Event	**Frequency**	**Number of Guests**
Tastings	Daily	Up to 200 total visitors on any weekday and up to 800 on a weekend day. Up to 350 at one time.
Wine and Food Pairings	Daily	Up to 25 persons per day
Special Events/Weddings	Up to 24 per Year	Up to 450 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. In Phase 3 the events may also take place anywhere in the hospitality building.	

Project Phasing

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

INFRASTRUCTURE

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

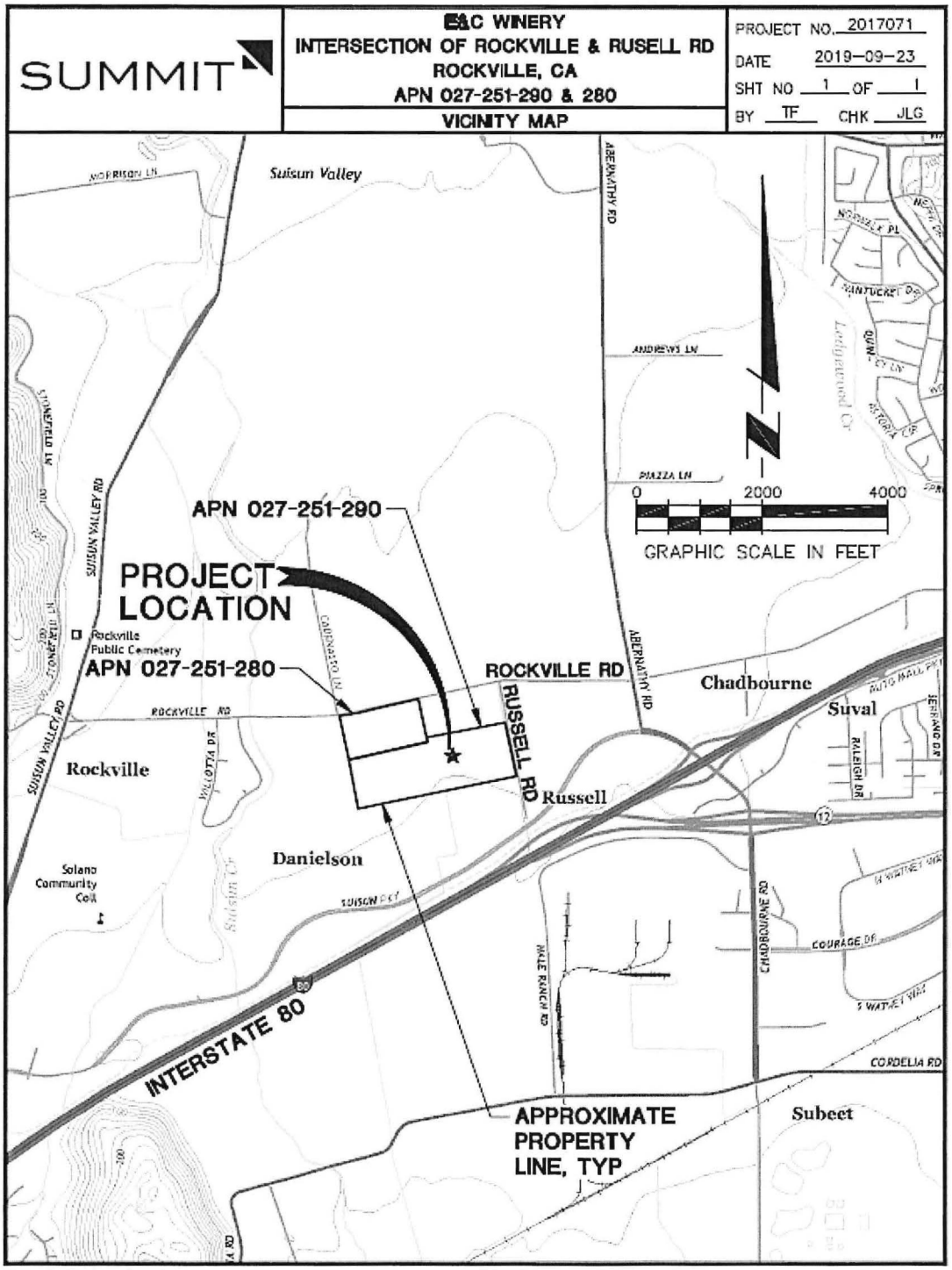
The production facility building will be designed to local regulations to complement the agricultural character of the surrounding parcels. The phase 1 winery production and administrative office building will be designed in a style that is influenced by the agrarian style of functional barn structures 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.

Figure 1: Vicinity Map



Summit Engineering, Inc
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403 • 707-527-0775 • www.summit-sr.com

Figure 2: Assessor's Parcel Map

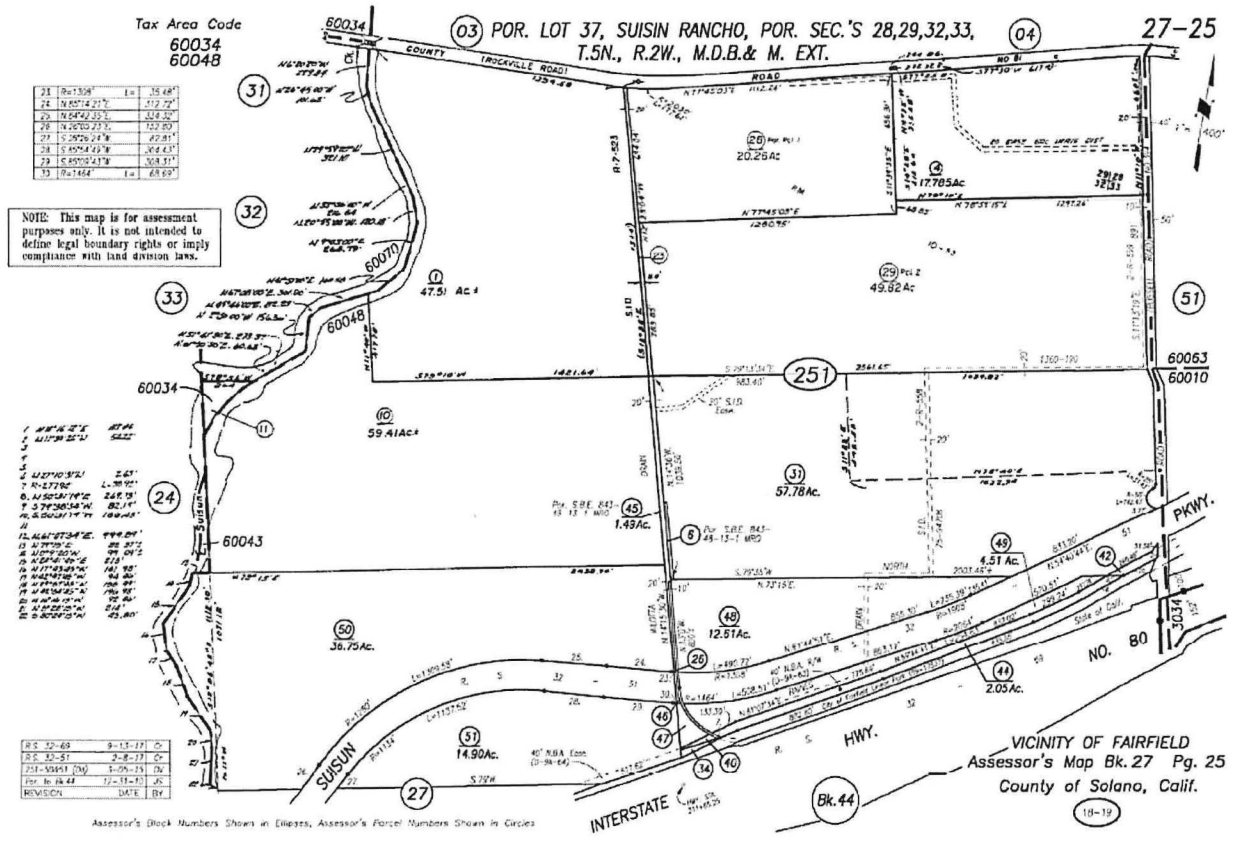


Figure 3A: Overall Site Plan

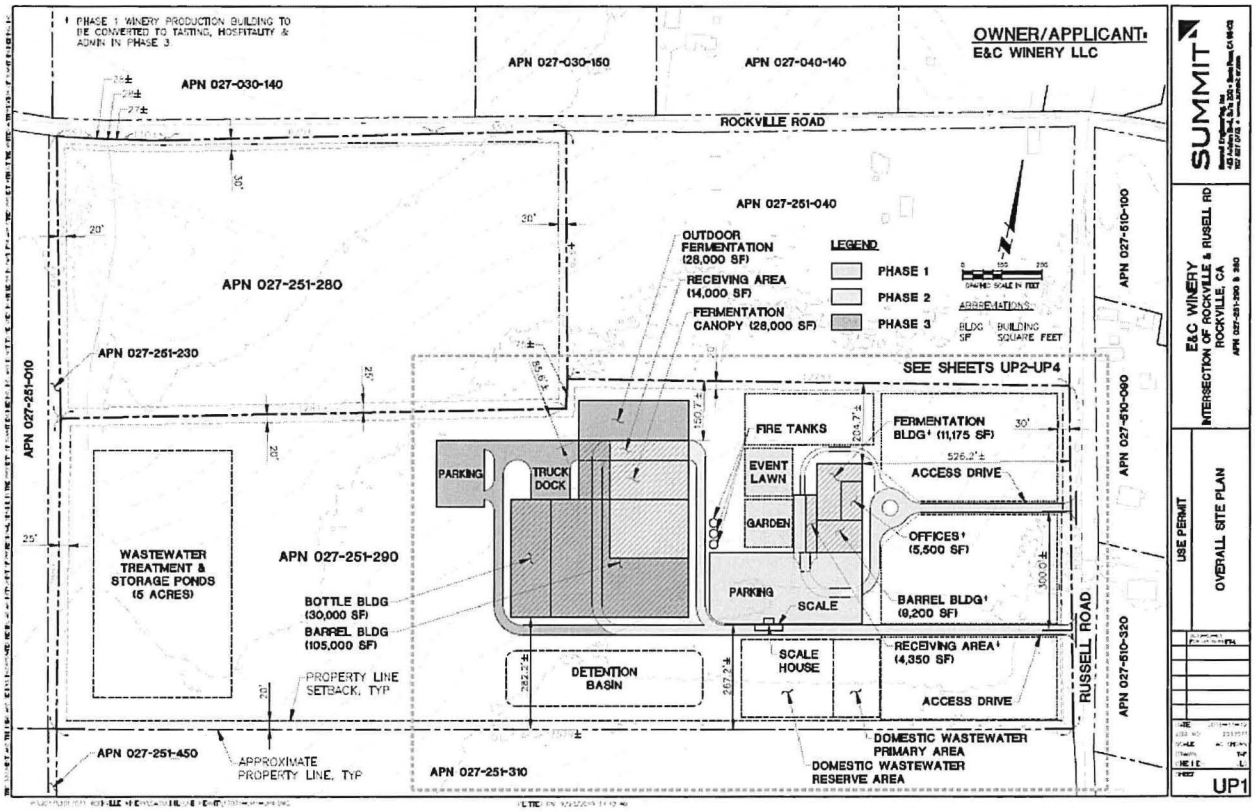


Photo 1 - View from north side looking south



Photo 2 - View from west side looking east



Photo 3 - View from the east looking west



1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Sycamore Silty Clay Loam
Agricultural Preserve Status/Contract No.: 1199	Contract Date: 02/28/1978
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	Travis Zone D
Alquist Priolo Special Study Zone:	No
Primary or Secondary Management Area of the Suisun Marsh:	No
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	No
Other:	

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property			
North	Agriculture	A-SV-20	Agriculture
South	Agriculture	A-SV-20	Agriculture
East	Agriculture	A-SV-20	Agriculture
West	Agriculture	A-SV-20	Agriculture

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:

1.3.1 General Plan

The 2008 Solano County General Plan designates this area as "Agricultural". The General Plan also calls for an increase of agricultural processing facilities to support agriculture in the county. The Suisun Valley Strategic Plan also indicates this area as "Agricultural".

1.3.2 Zoning

The property is zoned Agriculture-Suisun Valley (A-SV-20). The A-SV-20 District permits wineries. A use permit is required for a large winery, defined as more than 100,000 gallons per year of production.

1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):

- ❑ Bay Area Air Quality Management District
- ❑ San Francisco Regional Water Quality Control Board

1.41 Agencies that May Have Jurisdiction over the Project

- ❑ California Department of Fish & Wildlife
- ❑ City of Fairfield
- ❑ Fairfield Unified School District
- ❑ Solano Irrigation District
- ❑ Suisun Fire Protection District
- ❑ Solano Irrigation District
- ❑ U.S. Army Corps. of Engineers District: Sacramento District
- ❑ U.S. Fish & Wildlife Service

2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, 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 other information 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 Due to Mitigation Measures Incorporated Into the Project

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the potential for significant impacts were reduced to less than significant due to mitigation measures incorporated into the project. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- ❑ Greenhouse Gas Emissions
- ❑ Noise
- ❑ Utilities and Service Systems
- ❑ Mandatory Findings of Significance
- ❑ Hydrology and Water
- ❑ Aesthetics

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:

- ❑ Air Quality
- ❑ Geology and Soils

- ❑ Hazards and Hazardous Materials
- ❑ Transportation and Traffic
- ❑ Biological Resources

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:

- ❑ Agriculture
- ❑ Mineral Resources
- ❑ Land Use and Planning
- ❑ Recreation
- ❑ Cultural Resources
- ❑ Public Services

2.1 Aesthetics

Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	☐	■	☐	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	■	☐	☐
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	■	☐	☐
e.	Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	☐	☐	☐	■

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

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

The building has not been designed as 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. See Mitigation Measure 2.1a below.***

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

There are no scenic resources within the development footprint of 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. See Mitigation Measure 2.1a below.***

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

The Suisun Valley design Guidelines provide that lighting should be designed so that it is not directed up or outward away from the building. **Less Than Significant with Mitigation.** ***See Mitigation Measure 2.1b below.***

e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?

There are public open spaces within the vicinity of the project. ***No Impact***

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.1a. Require Project to Apply for and Obtain Design Review Approval and Comply with the Suisun Valley Design Guidelines. The County will require the project to comply with the adopted Suisun Valley Design Guidelines.

Mitigation Measures 2.1b. Require Lighting and Building Materials that Minimize Glare and Reflectance. The County shall require project applicants to implement the following measure as a condition of approval:

(1) 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 Resources

Checklist Items: Would the project

		Significant Impact	Less Than Significant Impact With Mitigation	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?	☐	☐	■	☐
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
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?	☐	☐	☐	■

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.

The 70-acre site will contain approximately 15 acres of developed footprint at full build-out.

Impacts

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 of the remaining acreage. Agricultural processing uses, including wineries, are considered an agricultural use. The addition of a significant winery will increase the demand for locally produced grapes within Solano County. ***Less Than Significant.***

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? The property is zoned Agriculture-Suisun Valley (A-SV) District and is subject to a Williamson Act contract. The development of a winery is consistent with the County's A-SV Zoning District and thee *Uniform Rules and Procedures for Land Conservation Contracts* (Williamson Act Guidelines). **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.**

2.3 Air Quality

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	■	☐	☐
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	■	☐	☐
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	■	☐	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	■	☐	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	■	☐

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 PM2.5 (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 PM2.5), 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 (PM10) 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 PM10, 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 4.2-1a(1) and 4.2-1a(2) 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

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 4.2-26 to 4.2-28. **Less Than Significant with Mitigation. See Mitigation Measures.**

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The proposed processing facility is consistent with the development assumptions evaluated in the General Plan EIR. The General Plan EIR found that build out of the General Plan would contribute to violations of air quality standards. However, the project's incremental contribution to air quality violations 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 this impact to air quality 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 with Mitigation. See Mitigation Measures.**

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The proposed processing facility is consistent with the development assumptions evaluated in the General Plan EIR. The SVSP project's incremental contribution to nonattainment conditions 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 cumulative 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 4.2-26 to 4.2-28. **Less Than Significant with Mitigation. See Mitigation Measures.**

d) Expose sensitive receptors to substantial pollutant concentrations?

Criteria Air Pollutants and Precursor Emissions

The General Plan EIR found that build out of the General Plan would expose sensitive receptors to substantial pollutant concentrations. However, the project does not propose the siting of new sensitive receptors (e.g., residences), and the project's incremental contribution to this impact 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 this impact, Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR on pages 4.2-29 to 4.2-31. **Less Than Significant with Mitigation. See Mitigation Measures.**

e) Create objectionable odors affecting a substantial number of people?

The project does not propose the siting of any major odor source or siting of sensitive receptors within screening level distances from an existing major odor source (e.g., landfill, wastewater treatment plant, dairy). The construction of the proposed project would result in diesel exhaust emissions from onsite diesel equipment. The diesel exhaust emissions would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Thus, the construction and operation of the proposed project are not anticipated to result in the creation of objectionable odors affecting a substantial number of people, and this impact would be **Less Than Significant.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.3.a. 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 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 (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_X and PM_{10} 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 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 determine the type of equipment required by the Bay Area Air Quality Management District, as it relates to heavy-duty equipment, and to insure that construction contracts and bid specifications require contractors to utilize the available and economically feasible technology on the equipment fleet.

Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM_{10} Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive PM_{10} 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

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
b.	Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
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?	☐	■	☐	☐
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?	☐	☐	☐	■
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
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?	☐	☐	☐	■

Environmental Setting

The project site consists of 70 acres of actively farmed level lands. There are no natural features on the property, with the exception of approximately 6 oak trees 15 feet tall.

Impacts

Potential impacts associated with the E&C Winery Project include the potential minor temporary impacts to the road-side ditch along Russell Road resulting from the construction of an access road on Russell Road. Each item is further detailed on the following pages.

a) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game 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, and regulations or by the California Department of Fish and Game 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 or State-protected wetlands as defined by Section 404 of the Clean Water Act or the Porter-Cologne Water Quality Control Act 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. See Mitigation Measure 2.4a.**

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 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.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.4.a. Require the Applicant to Apply for and Obtain a Stormwater Pollution Prevention Plan (SWPPP). The 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

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	☐	☐	☐	■
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	■
c.	Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	■
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	■

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

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

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. State law (Section 7050.5 f the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). Therefore, **No Impact** to Cultural Resources is anticipated.

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. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

No paleontological resources were encountered upon the site during the archaeological survey. **No Impact.**

d. 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 Geology and Soils

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.					
1)	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? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	■	☐
2)	Strong seismic ground shaking?	☐	☐	■	☐
3)	Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4)	Landslides?	☐	☐	☐	■
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■

Environmental Setting

According to soils information provided to the County of Solano during its general plan update in 2008, the subject site contains mostly Sycamore silty clay loam and Yolo silty clay loam soils types. There is no indication of active faults at the site.

Impacts

a. Would the project cause

1. 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? (Refer to Division of Mines and Geology Special Publication 42.) As seen on the Seismic Shaking Potential map, Figure HS03 of the Solano County General Plan, the Cordelia Faulted is located @ 2 miles west of the subject site. Rupture of this fault or any other fault could expose people or structures to potential substantial adverse effect and strong ground shaking. The Uniform Building Code (UBC) will require that the project be properly designed and engineered so that they meet all UBC requirements. The risk of damage from ground shaking is expected to have **a less than significant impact.**

2. Strong seismic ground shaking? As seen on the Seismic Shaking potential map, HS-3 of the General Plan, the Cordelia Fault is located 2 miles west of the subject site. Rupture of this fault or any other fault could expose people or structures to potential substantial adverse effects and strong ground shaking. The Uniform Building Code will require that the site structures be properly designed and engineered so that they meet all UBC requirements. The risk of damage from ground shaking is expected to have a **less than significant impact.**

3. Seismic-related ground failure, including liquefaction? As seen on the Liquefaction Potential map, Figure HS-6 of the Solano County General Plan, the subject site is located within an area of medium liquefaction potential. Prior to issuance of any building permit for the proposed project, the applicant will be required to submit a geotechnical report and all construction will have to be carried out in accordance with the recommendation of a California licensed civil engineer; as such, any impacts to structures due to seismic related ground failure **less than significant impact.**

4. Landslides

   As seen on the Landslide Stability Map, Figure HS-5 of the Solano County General Plan, the subject site is situated within Area 1, an area least susceptible to landslide. The parcel is very flat and landslides would be highly unlikely, therefore, **No Impacts** are anticipated.

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 located 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. Any impacts to soils are expected to have **No 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. **No 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?

The building 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. **No 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?

It is anticipated that new solid waste facilities or waste water treatment facilities will be installed to handle the increased discharges from the project. The new facilities will meet the requirements of the San Francisco Regional Water Quality Control Board. **No Impact.**

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	■	☐	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	■	☐	☐

Environmental Setting

See discussion under 2.3 Air Quality.

Impacts

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. See Mitigation Measure 2.7a.***

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. See Mitigation Measure 2.7a.***

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.7.a. Require Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

2.8 Hazards and Hazardous Materials

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	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?	☐	☐	■	☐
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?	☐	☐	■	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	■	☐
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?	☐	☐	☐	■
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?	☐	☐	☐	■
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■

h.	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?	☐	☐	☐	■

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

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 will be 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. The management of these materials reduces the likelihood of an adverse impact. **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?

See discussion under (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?

See discussion under (a.) above. **Less Than Significant 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. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is not within the vicinity of a private airstrip. **No Impact.**

g. 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.**

h. 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.**

2.9 Hydrology and Water

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	■
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■
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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	☐	■	☐	☐
d.	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?	☐	■	☐	☐
e.	Otherwise substantially degrade water quality?	☐	■	☐	☐
f.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
g.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	■
h.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a	☐	☐	☐	■

	result of the failure of a levee or dam?				
i.	Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

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 (GPD) for Phase 1. Phase 2 is estimated to be 7,815 GPD. Phase 3 is estimated to be 8,775 GPD. 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 750,000 for Phase 1. Phase 2 is estimated to be 3,000,000 gallons per year. Phase 3 is estimated to be 8,000,000 gallons per year.

Impacts

a. Violate any water quality standards or waste discharge requirements?

   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 deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table

level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?

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

d. 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?

Refer to 2.9.c above. **Less Than Significant Impact with Mitigation Measures. See Mitigation Measures.**

e. Otherwise substantially degrade water quality?

Refer to 2.9.c above. **Less Than Significant Impact with Mitigation Measures. See Mitigation Measures.**

f. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project site is not located within the 100 year flood zone as identified by FEMA. The project does not contain any housing. **No Impact.**

g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows? Per Figure HS-1 of the 100-Year Floodplain Zone map of the General Plan, the site is not within the 100-year flood plain area. **No Impact.**

h. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project is not in an area which would experience any flooding due to a levee or dam failure. **No Impact.**

i. Be subject to inundation by seiche, tsunami, or mudflow?

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

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measures 2.9.a. Require the Applicant to Apply for and Obtain a Wastewater Discharge Permit from the San Francisco Regional Water Quality Control Board, or the State Water Resource Control Board. The applicant shall obtain a Public Water System permit from the California State Division of Drinking Water.

Mitigation Measures 2.9.b. Require the Applicant to Apply for and Obtain a Grading permit from the County of Solano. The applicant shall obtain a grading permit issued by the County of Solano prior to operation.

2.10 Land Use and Planning

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	☐	■
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Environmental Setting

The project lies within the unincorporated county and is subject to the 2008 Solano County General Plan, the Suisun Valley Strategic Plan and the County Code Zoning Regulations (Chapter 28). The general plan and strategic plan designate this area as agricultural. The property is zoned Agriculture-Suisun Valley (A-SV-20) which is the implementing district for the general plan and strategic plan. Large wineries are a permissible use within that district, after first obtaining a use permit.

Impacts

a. Physically divide an established community?

The project is located on an agricultural parcel in the Suisun Valley agricultural area. The proposal is consistent with the 2008 Solano County General Plan which calls for more agricultural processing facilities to support Solano County farming. The project does not lie within a "priority habitat conservation area" as defined in the General Plan. The proposed use is consistent with the Solano County Zoning regulations. **No Impact.**

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning

ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?Refer to (a) above. **No Impact.**

c. Conflict with any applicable habitat conservation plan or natural community conservation plan. Refer to (a) above. **No Impact.**

2.11 Mineral Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	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?	☐	☐	☐	■
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?	☐	☐	☐	■

Environmental Setting

The subject property is relatively flat site comprise of 2 parcels totaling approximately 70 acres. There are no known mineral deposits in the immediate area.

Impacts

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?

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. Therefore, no mineral resources will be lost and no impacts are anticipated. **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?

Refer to (a) above. **No Impact.**

2.12 Noise

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b.	Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	☐	■	☐	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Environmental Setting

The site is surrounded by agriculturally zoned properties to the north, east, west and south. The nearest sensitive receptors are located at the existing residences approximately 600 feet to the north of the proposed winery, and along the east side of Russell Road directly opposite the site.

Impacts

a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction of the project has the potential to create short-term noise impacts on adjacent land uses. **Less Than Significant with Mitigation Measures. See Mitigation Measures.**

b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?

Refer to (a) above. **Less Than Significant with Mitigation Measures. See Mitigation Measures**.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The applicant proposes outdoor special events that proposes outdoor music performance areas. The Zoning Regulations limit the hours and number of occurrences of special events. Refer to (a) above. **Less Than Significant with Mitigation Measures. See Mitigation Measures.**

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Refer to (a) above. **Less Than Significant with Mitigation Measures. See Mitigation Measures.**

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 expose people residing or working in the project area to excessive noise levels?

The project is located within the Zone D of Compatibility Zones of the Travis Air Force Base Land Use Compatibility Plan. The project is consistent with the Travis Plan. **No Impact.**

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within the vicinity of a private airstrip. **No Impact.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

Mitigation Measure 2.12.a. (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.

2.13 Population and Housing

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Induce substantial 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)?	☐	☐	☐	■
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Environmental Setting

The project lies in the southern portion of the Suisun Valley agricultural area. The surrounding area is rural in nature, zoned for agriculture with an allowance for two homes per 20 acres.

Impacts

a. Induce substantial 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)? **No Impact.**

   The project will provide employment for up to 50 full time, 75 part-time, and 25 seasonal employees, which will not induce substantial population growth. **No Impact.**

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **No Impact.**

   There are no existing homes on the property, and as such, no replacement housing is required. **No Impact.**

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **No Impact.**

Refer to (b) above. **No Impact.**

2.14 Public Services

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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:				
1)	Fire Protection?	☐	☐	☐	■
2)	Police Protection?	☐	☐	☐	■
3)	Schools?	☐	☐	☐	■
4)	Parks?	☐	☐	☐	■
5)	Other Public Facilities?	☐	☐	☐	■

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

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.

1) Fire Protection?

   Refer to (a) above. **No Impact.**

2) Police Protection?

   Refer to (a) above. **No Impact.**

3) Schools?

   Refer to (a) above. **No Impact.**

4) Parks?

   Refer to (a) above. **No Impact.**

5) Other Public Facilities?

   Refer to (a) above. **No Impact.**

2.15 Recreation

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	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?	☐	☐	☐	■
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?	☐	☐	☐	■
c.	Physically degrade existing recreational resources?	☐	☐	☐	■

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 publically-sponsored recreational components included within the project. Approximately 50 full time, 75 part time, and 25 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

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 50 full time, 75 part time, and 25 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 include, nor require, the construction of new recreational facilities. **No Impact.**

c. Physically degrade existing recreational resources?

The project does not physically degrade existing recreational facilities. **No Impact.**

2.16 Transportation and Traffic

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	☐	☐	■	☐
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	■	☐
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	☐	☐	☐	■
e.	Result in inadequate emergency access?	☐	☐	☐	■
f.	Result in inadequate parking capacity?	☐	☐	☐	■
g.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	■

Environmental Setting

The site is located at the southwest corner of Rockville Road and Russell Road The proposed winery will employee up to 50 full time, 75 part time persons, and 25 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 2019, the applicant provided a Traffic Impact Report produced by The Crane Transportation Group, of Elk Grove, California. The report took into consideration all proposed development and activities of the three phases 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 sufficient 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. **No Impact.**

Impacts

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?

   Based on the traffic study provided by the applicant (Appendix 6.3) 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. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

   Refer to (a) above. **Less Than Significant Impact**

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

   The project does not include any air transportation and will not interfere with air traffic. **No Impact.**

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

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

e. Result in inadequate emergency access?

   The project does not alter the access to the site. The new building will have emergency access from Russell Road . **No Impact.**

f. Result in inadequate parking capacity?

The project meets the county's requirements for off-street parking and loading (per Zoning Regulations). **No Impact.**

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. **No Impact.**

2.16 Utilities and Service Systems

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	■	☐	☐
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	■	☐	☐
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	■	☐	☐
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	■	☐	☐
e.	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?	☐	■	☐	☐
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	■	☐
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	■	☐

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

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

A process wastewater treatment system will be utilized for the winery process wastes. Septic systems will be utilized for sanitary services at the winery, and the visitor serving facilities. These facilities will require permits from the San Francisco Regional Water Quality Control Board. **Less Than Significant with Mitigation Measures. See Mitigation Measure 2.9a.**

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

See 2.16.a. **Less Than Significant with Mitigation Measures. See Mitigation Measure 2.9a.**

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The construction of a winery on an agricultural parcel will increase runoff and new storm water drainage facilities are proposed. The project will require a major grading and drainage permit from the county. **Less Than Significant with Mitigation Measures. See Mitigation Measure 2.9.b.**

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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 with Mitigation Measures. See Mitigation Measure 2.9.a.**

e. 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?

All waste water will be treated on-site. See **Mitigation Measure 2.9.a. Less Than Significant with Mitigation Measures. See Mitigation Measures.**

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **Less Than Significant.**

g. Comply with federal, state, and local statutes and regulations related to solid waste?

The Environmental Health Division has determined that the project, including its mitigation measures, will comply with federal, state, and local statutes and regulations related to solid waste. **Less Than Significant.**

Avoidance, Minimization Measures and/or Mitigation Measures

Mitigation Measures

See Mitigation Measure 2.9.a. (Water Quality-Drinking Water), which reads: Require the Applicant to Apply for and Obtain a Wastewater Discharge Permit from the San Francisco Regional Water Quality Control Board, or the State Water Resource Control Board. The applicant shall obtain a Public Water System permit from the California State Division of Drinking Water.

See Mitigation Measures 2.9.b. which reads: Require the Applicant to Apply for and Obtain a Grading permit from the County of Solano. The applicant shall obtain a grading permit issued by the County of Solano prior to operation.

2.17 Mandatory Findings of Significance

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
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 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?	☐	■	☐	☐

Impacts

a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory? See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.** 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 any fish or wildlife species, cause a fish or wildlife population to drop below self-sustainable 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 individual 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.

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

   See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

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

   See Sections 2.1 thru 2.16. **Less Than Significant Impact with Mitigation.**

3.0 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. In addition, it will be sent to the Department of Conservation and the Solano County Agriculture Commissioner and other local agencies for review and comment. (See Section 5.0 Distribution List)

3.2 Public Participation Methods

The Initial Study is 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:

Cheryl Whitfield, AICP
Senior Planner

Planning Services Division
Resource Management Department
675 Texas Street
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: cgwhitfield@solanocounty.com

4.0 List of Preparers

This Initial Study was prepared by the Solano County Department of Resource Management. The following staff and consultants contributed to the preparation of this Initial Study:

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

Other Preparers

5.0 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

Regional Agencies

San Francisco Regional Water Quality Board

Bay Area Air Quality Management District

Local Agencies

Suisun Fire District

Solano Irrigation District

Solano County Building Division

Solano County Environmental Health Division

Solano County Public Works Engineering Division

Solano County Water Agency

6.0 Appendices

6.1 Biological Evaluation prepared by LAS Associates- June 5, 2020

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

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

6.4 Wastewater Feasibility Study prepared by Summit Engineering – September, 2019

6.5 Application and Project Statement - October 14, 2019