

Item # 25
File# 17-687

Caymus Suisun Winery

Use Permit No. U-16-04



Solano County Board of Supervisors
September 26, 2017
Department of Resource Management



Consideration of Appellant Request for Continuance

It is recommended that the Board of Supervisors consider the request for continuance from Valerie Dodini:

Prior to commencing the public hearing on the appeal of the Planning Commission approval of Use Permit 16-04, the Board may choose one of the following options with regards to the continuance request:

1. Deny the request for a continuance and proceed with the public hearing set for September 26, 2017, or
2. Open the public hearing and take testimony with an understanding that the matter will be then continued to a future date certain, or
3. Approve the request for a continuance to a future date certain without taking any testimony.



Process History

- On August 3, 2017, the Planning Commission conducted a Public Hearing and Approved Use Permit 16-04 for Caymus-Suisun Winery
- The Planning Commission's approval of U-16-04 was appealed to the Board of Supervisors on August 14, 2017 by two appellants: Valerie Dodini and Mary Browning.
- On September 12, 2017, the Board of Supervisors set a Public Hearing to hear the Appeal of U-16-04 for September 26, 2017 at 7 pm.
- One of the appellants, Ms. Dodini, has requested that the appeal hearing date be changed to a future date.



Appeal Filed

Appellants Statements/Reasons for requesting an Appeal Hearing on U-16-04

The appellant's, in their letter, have raised several issues listed below:

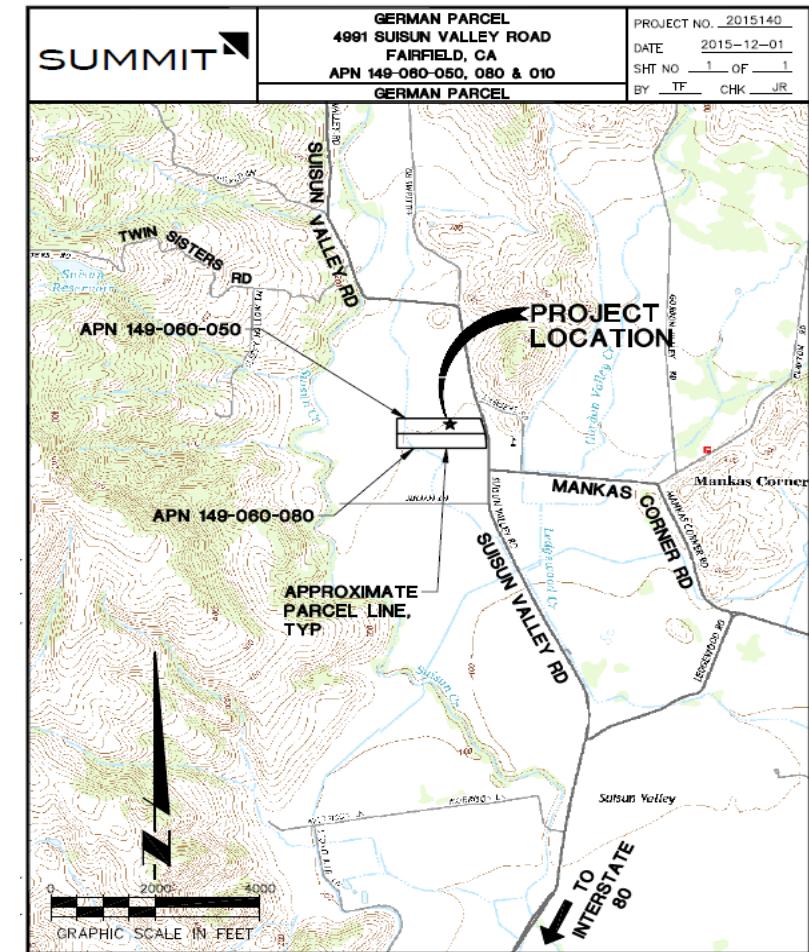
1. Expansion of the wine industry will adversely impact Suisun Valley
2. The number of events proposed by Caymus-Suisun is excessive
3. Adequacy of Solano winery regulations versus Napa's regulatory scheme
4. Weddings are not related to agriculture
5. Mitigated Negative Declaration is deficient
6. Insufficient notice due to missing project description in application

Staff addresses these and related issues in various subsequent slides



Vicinity Map

Project located on two APNs
0149-060-050 and **0149-060-080** that combined are one legal lot



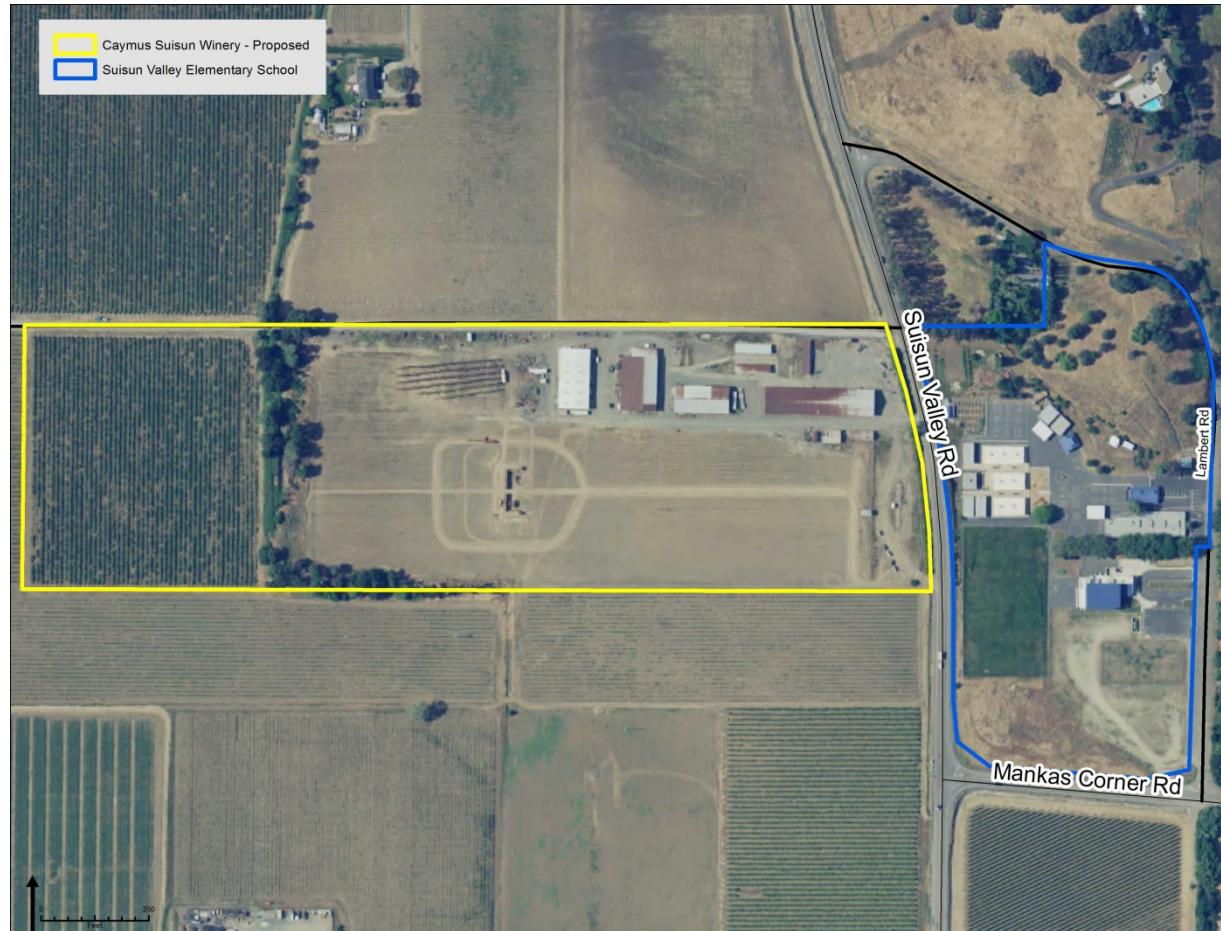


Aerial Map





Aerial Map – Close-Up





Project Description

Use Permit U-16-04 to allow a Large Winery to be developed in two phases;

- 1) Winery – Production up to 200,000 Gallons of wine per year that includes crushing, storage, bottling, etc.
- 2) Separate Tasting Room, Retail Sales, Winery Tours and Special Events
- 3) Hours of operation
 - Tours and Tastings: 9:30 am to 6:00 pm
 - Events: Until 10:00 pm
 - Winery: Nov thru June – 5:00 am to 11:00 pm
 - July thru Oct- 24 hours per day



Project Description- Phase I

Projected to Begin Construction in 2018

Use Permit U-16-04 to allow a Large Winery

- 1) Capacity to produce up to 200,000 gallons of finished wine per year
- 2) New private road to connect to Suisun Valley Road at Mankas Corner Road
- 3) 18,000 Sq Ft Barrel Storage Building + Offices, refrigeration and utilities.
- 4) Canopy covered stainless steel tank area
- 5) 5,000 Sq. Ft. detached two story tasting room including catering prep area and event space
- 6) Juice/wine tanker loading area
- 7) Pomace staging area
- 8) Process Wastewater facilities with hold and haul
- 9) Sanitary waste treatment facilities and subsurface disposal
- 10)Parking for Phase I Improvements



Project Description- Phase II

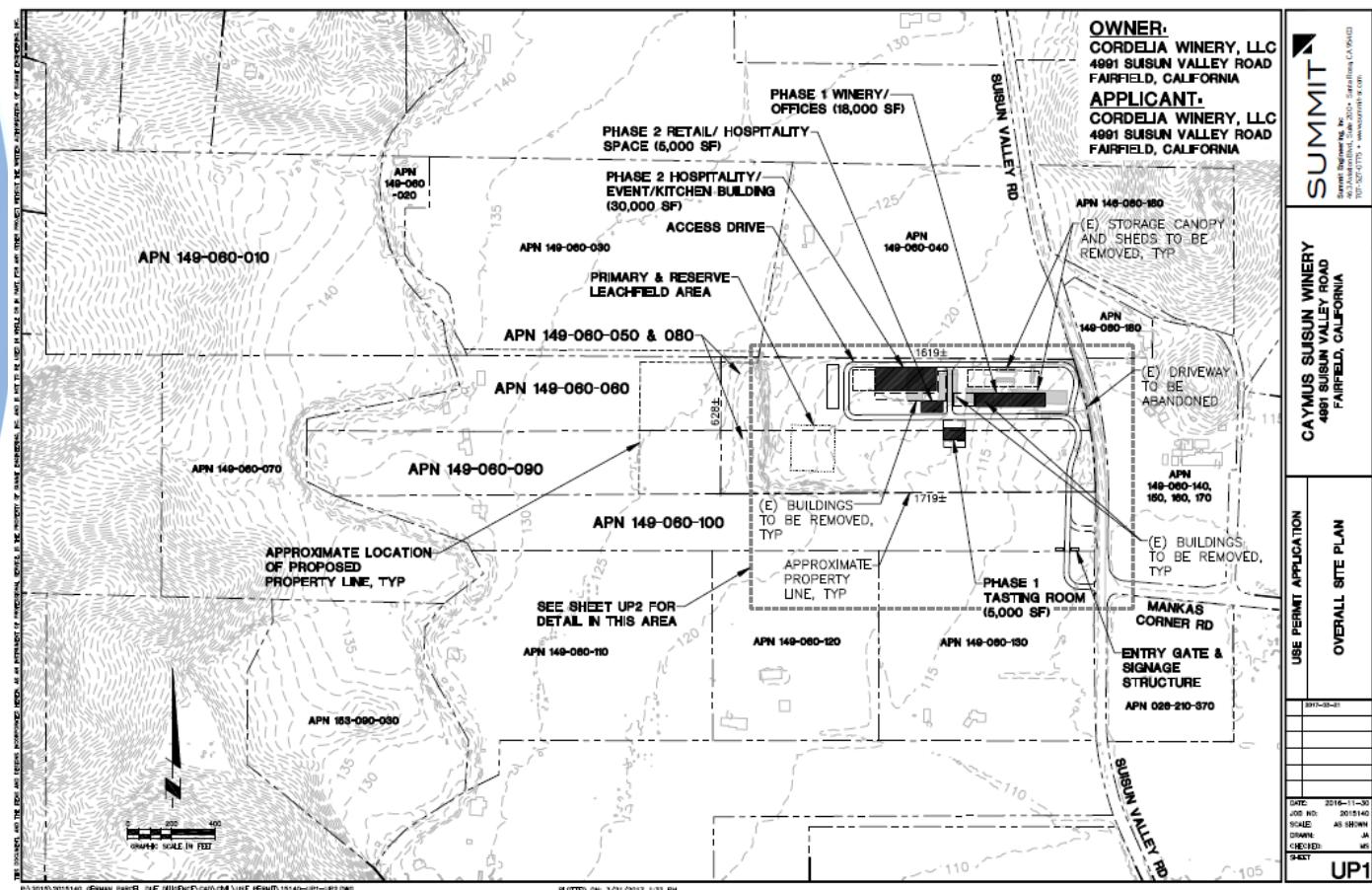
Projected to Begin Construction in 2020 or later

Use Permit U-16-04 to allow a Large Winery

- 1) 5,000 Sq Ft Detached Retail and Small Event Space
- 2) 30,000 Sq Ft Detached Building for kitchen, event space, and museum
- 3) Increase in Parking to 150 vehicles and Outdoor Event Space adjacent to the Tasting Room
- 4) Expansion of Process Wastewater facilities with hold and haul
- 5) Expansion of Sanitary Waste facilities and subsurface disposal system

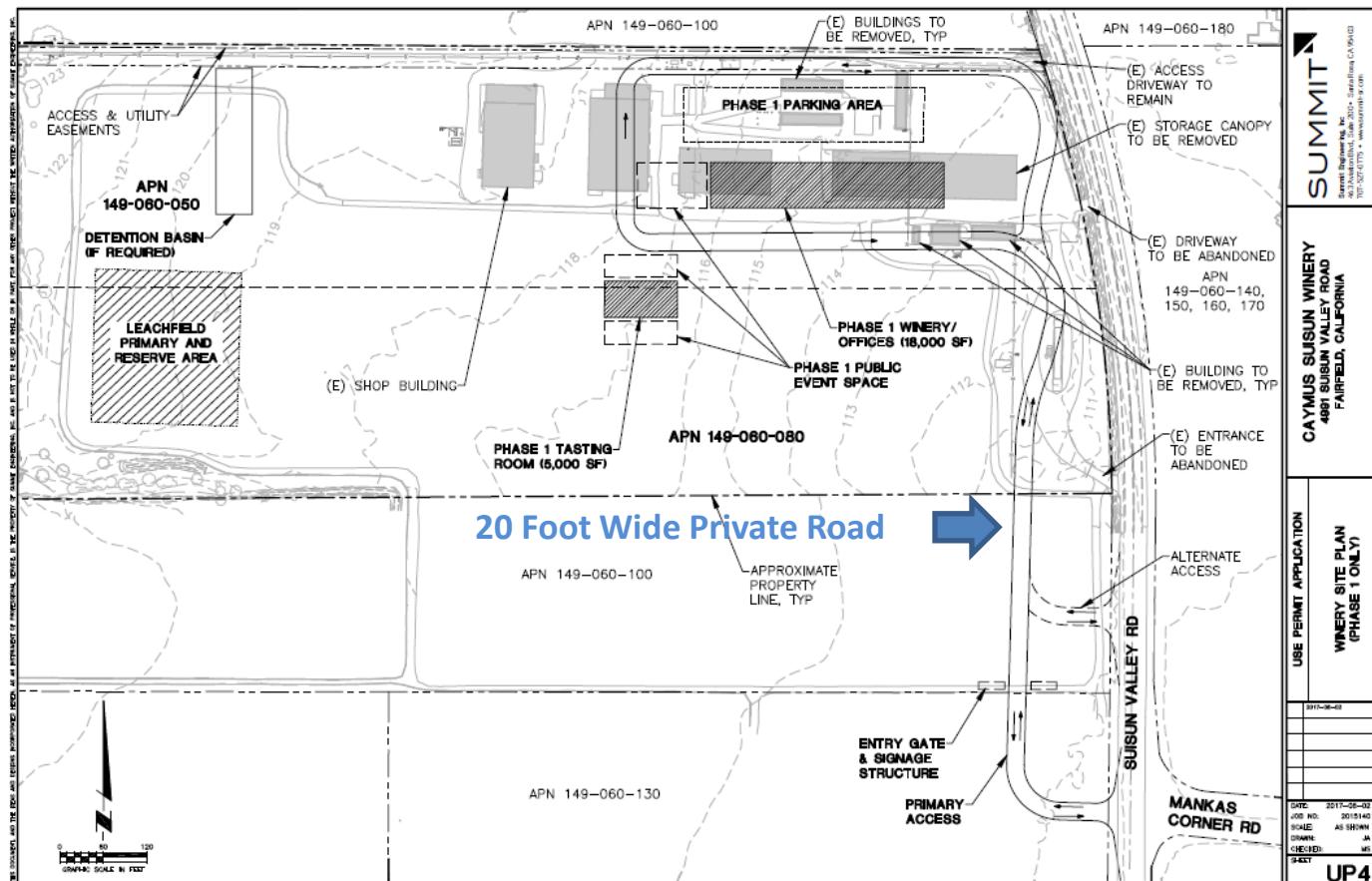


Site Plan - Overall



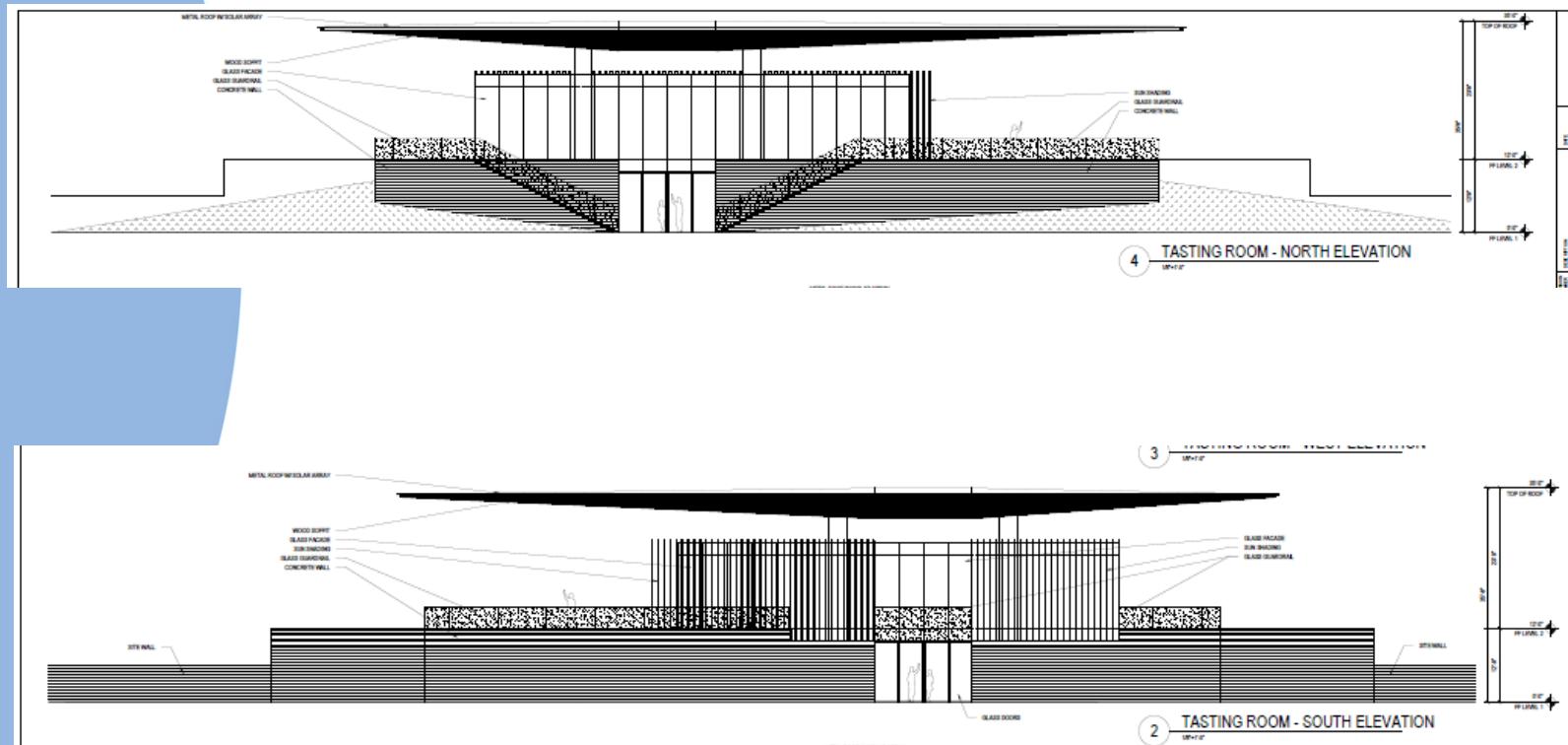


Site Plan – Access and Phase I





Conceptual Architecture





General Plan Policies for Area

Designated Suisun Valley as a Special Study Area

Policies Include;

1. Preserve agricultural production,
2. Allow farms and wineries to process, store, bottle, can, package and sell products produced on-site and off-site



Adopted Suisun Valley Strategic Plan (2011)

Vision

"Suisun Valley is a unique farming region that supports profitable family farms and quality of life for all its residents. It is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape with no fallow land. The Suisun Valley appellation is so famous that it creates new markets and increases demand for Suisun Valley wine and other farm products outside of the region. "



Adopted Suisun Valley Strategic Plan

Adopted Goals

- Maintain agricultural character;
- Improve farm production and income;
- Create agri-tourism serving centers;
- Provide infrastructure to support expanded use of Suisun Valley;
- Enable value-added agriculture;
- Maintain flexibility for future enterprises;
- Make unfarmable properties available for other uses; and
- Get better exposure from I-80.



Chapter 28 – Zoning Regulations

Agriculture-Suisun Valley District

(Section 28-23)

- 1) Allows for Large Wineries (over 100,000 gallons) with a Use Permit
- 2) Allows for Tasting Rooms and Sales Facilities
- 3) Special Events permitted



CEQA/NEPA Review

NEPA – None required

CEQA – Applies to Discretionary Permits

Circulated an Initial Study/ Mitigated Negative Declaration

Significant Impacts Requiring Mitigation

- 1) Aesthetic Resources
- 2) Air Quality
- 3) Biological Resources
- 4) Cultural Resources
- 5) Hydrology and Water Quality
- 6) Noise
- 7) Utilities and Service Systems



Environmental Review

Initial Study/ Mitigated Negative Declaration (MND)

Less Than Significant Impacts Not Requiring Mitigation

- 1) Geology and Soils
- 2) Hazards and Hazardous Materials
- 3) Population and Housing
- 4) Public Services
- 5) Transportation and Traffic

No Impacts

- 1) Agriculture
- 2) Land Use Planning
- 3) Mineral Resources
- 4) Recreation



Environmental Review

Public Agency Request for Comments and **Responses**

- 1) **Solano Irrigation District**
- 2) **Suisun Fire Protection District**
- 3) Fairfield-Suisun Unified School District
- 4) Northwest Information Center – Sonoma State University
- 5) San Francisco Regional Water Quality Control Board
- 6) Air Quality Management District
- 7) CA Department of Fish and Wildlife
- 8) CA Department of Parks and Recreation
- 9) California Highway Patrol
- 10) CalTRANS, District 4
- 11) CA Office of Emergency Services
- 12) SF Regional Water Quality Control Board
- 13) Native American Heritage Commission



Environmental Review

Public Review

Summary of Issues Raised in written responses and testimony

Some of these issues are also contained in the appeal request

- 1) Inappropriate scale of the proposed development
- 2) Deficiencies in the County General Plan, Suisun Strategic Plan and Zoning with respect to wineries and agritourism,
- 3) Inadequate enforcement of existing permits and regulations
- 4) Traffic Impacts from events and trucking needs mitigation
- 5) Noise from events needs mitigations
- 6) Wastewater systems need impact analysis



Project Review

Building and Safety Division Requires

- 1) Building Permits for new construction and demolition

Environmental Health Requires

- 1) Event permits
- 2) Food Facility Permits
- 3) Sanitary Systems (State Jurisdiction)
- 4) Drinking Water Systems (State Jurisdiction)

Public Works – Engineering Requires

- 1) Encroachment permits to Suisun Valley Road
- 2) Grading and drainage permits



Project Review

Additional Conditions of Approval added by the Planning Commission

- 1) Noise Testing prior to Outdoor Events
- 2) Hold and Haul for Process Waste Water
- 3) Events greater than 100 attendees up to 450 persons shall be held on Saturdays and Sundays only
- 4) Events shall be scheduled so as to avoid regularly scheduled school day drop-off or pick-up times.
- 5) A Traffic Management Plan shall be submitted to and approved by the Director of Resource Management prior to a first event of 100 or more attendees. Such plan shall address, at a minimum, overflow parking, traffic flow onto and off of public roads, and any proposed shuttle service or staging of vehicles. The approved traffic plan shall be utilized thereafter for future events of over 100 attendees. The applicant may submit an amended traffic plan for review and approval as needed.



Planning Commission Action

- 1) Conducted Public Hearing on August 3, 2017 at 7:00 PM with more than 25 speakers – 22 in favor and 3 opposed
- 2) Adopted the Mitigated Negative Declaration
- 3) Approved the Use Permit U-16-04
- 4) Established Additional Conditions of Approval to the Use Permit



It is recommended that the Board of Supervisors:

- 1) Conduct a noticed public hearing to consider the appeal of Use Permit U-16-04, for the construction of a large winery and related uses located at 4991 Suisun Valley Road, and
- 2) **Adopt** a resolution to **Adopt** the Mitigated Negative Declaration, **Affirm** the Planning Commission Approval and **Approve** Use Permit U-16-04



Alternatives

The Board of Supervisors could choose to:

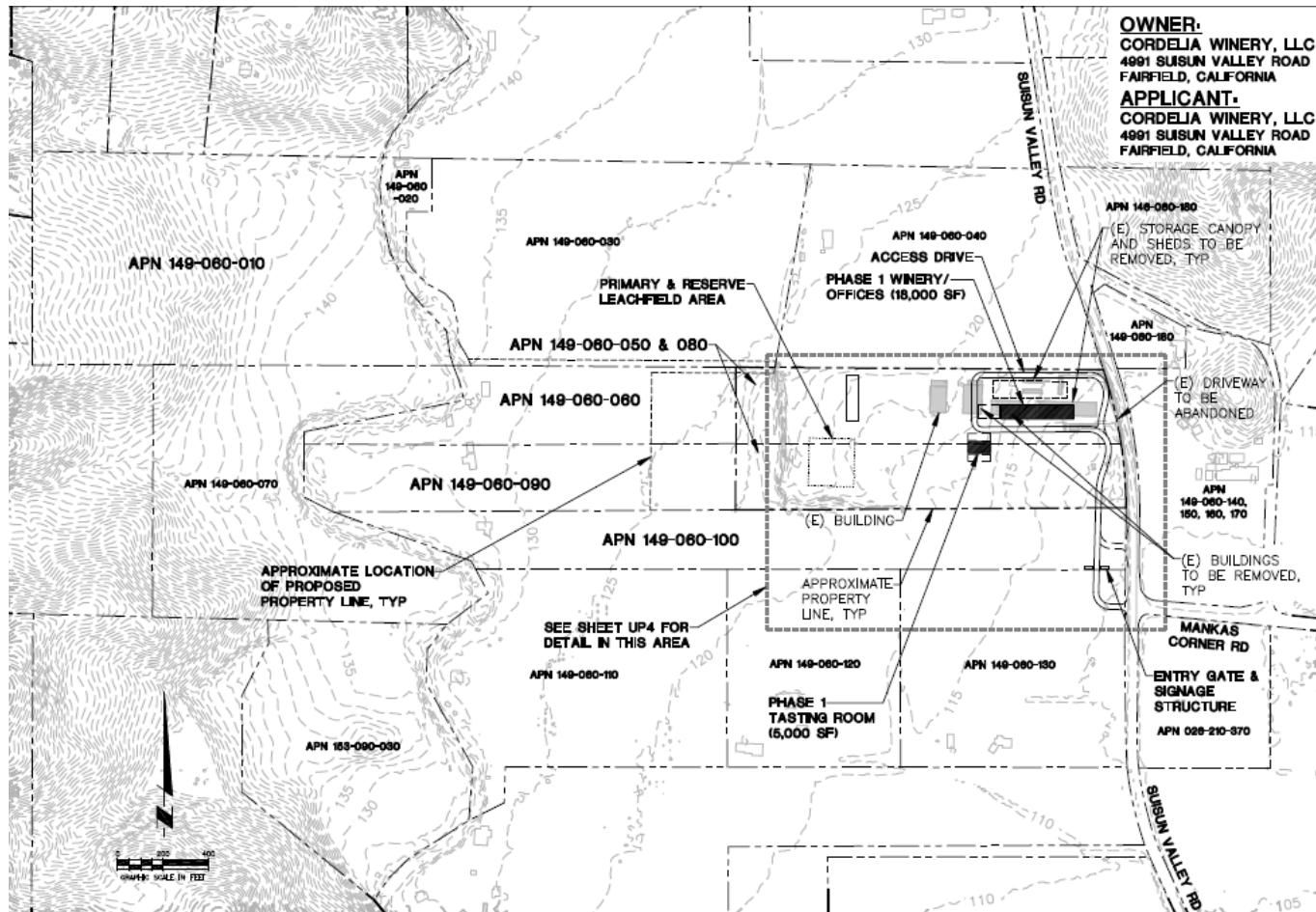
- 1) Approve the use permit for the project with modified conditions of approval, or
- 2) Deny the use permit, or
- 3) Continue the hearing in order to obtain additional information.



Questions



Site Plan – Phase I Site Plan





Site Plan – Phase II Site Plan

