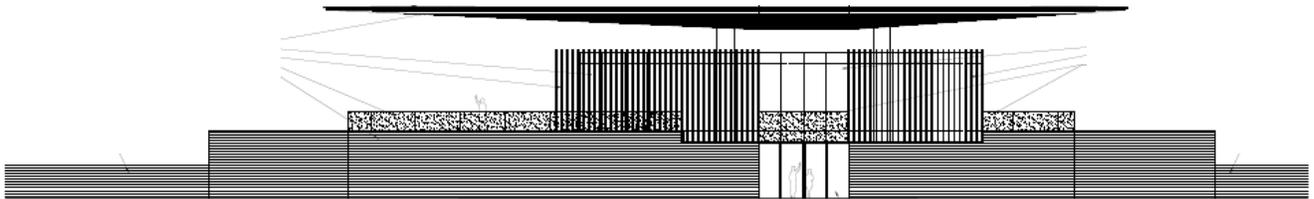


**Caymus Suisun Winery**  
**U-16-04**  
**Final Initial Study and**  
**Mitigated Negative Declaration**



**June 16, 2017**  
**Prepared By**  
**Department of Resource Management**  
**County of Solano**

TABLE OF CONTENTS

INTRODUCTION .....4

ENVIRONMENTAL DETERMINATION.....6

1.0 ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION .....7

1.1 ENVIRONMENTAL SETTING.....7

1.2 PROJECT DESCRIPTION.....7

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE  
CONTROLS .....21

1.4 PERMITS AND APPROVALS REQUIRED FROM OTHER AGENCIES  
(RESPONSIBLE, TRUSTEE AND AGENCIES WITH JURISDICTION.....21

2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND  
AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES.....22

2.1 AESTHETICS.....24

2.2 AGRICULTURAL RESOURCES.....26

2.3 AIR QUALITY.....28

2.4 BIOLOGICAL RESOURCES.....33

2.5 CULTURAL RESOURCES.....37

2.6 GEOLOGY AND SOILS.....39

2.7 GREENHOUSE GAS EMISSIONS.....42

2.8 HAZARDS AND HAZARDOUS MATERIALS.....44

2.9 HYDROLOGY AND WATER.....47

2.10 LAND USE AND PLANNING.....51

2.11 MINERAL RESOURCES.....53

2.12 NOISE.....54

2.13 POPULATION AND HOUSING.....57

2.14 PUBLIC SERVICES.....59

2.15 RECREATION.....61

2.16 TRANSPORTATION AND TRAFFIC.....63

2.17 UTILITIES AND SERVICE SYSTEMS.....66

2.18 MANDATORY FINDINGS OF SIGNIFICANCE.....69

3.0 AGENCY COORDINATION AND PUBLIC INVOLVEMENT.....71

4.0 LIST OF PREPARERS.....72

5.0 DISTRIBUTION LIST.....73

6.0 APPENDICES.....74

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:	Caymus Suisun Winery
Application Number:	U-16-04
Project Location:	4991 Suisun Valley Road Fairfield, CA
Assessor Parcel No.(s):	0149-060-050,-080
Project Sponsor's Name and Address:	Cordelia Winery, LLC Mike Carlson P.O. Box 268 Rutherford, CA 94573

General Information

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: Jim Leland, Principal Planner  
675 Texas Street  
Fairfield, CA 94533

---

Final Initial Study and Mitigated Negative Declaration for U-16-04 Caymus  
Suisun Winery

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: [jhleland@solanocounty.com](mailto:jhleland@solanocounty.com)
- Submit comments by the deadline of: July 20, 2017

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 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jim Leland                      Principal 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mike Carlson  
Cordelia Winery, LLC

## 1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

### 1.1 ENVIRONMENTAL SETTING:

The project will occupy 28.89 acres of agricultural lands located within the Suisun Valley (See Figure 1). The existing site conditions include approximately 5 acres of developed footprint containing the remnants of an abandoned agricultural processing operation. The balance of the property is planted in vineyards. There are no other environmental resources located on the project site. Suisun Creek lies approximately feet to the west.

### 1.2 PROJECT DESCRIPTION:

#### Project Purpose and Objectives

Cordelia Winery LLC, a California limited liability company (an entity owned by Caymus Vineyards), proposes to develop a new winemaking and hospitality facility on two parcels totaling approximately 29 acres (APN 149-060-050 and -080) located at 4991 Suisun Valley Road. The proposed winery will have an ultimate production capacity of 200,000 gallons of wine per year and will be built in two phases.

APN Number	Acres	Proposed Uses	Existing Uses
0149-060-080		Winery	Former drying yard and buildings
0149-060-050		Public event space and vineyards	Vineyards
Total	28.89		

This project will allow Caymus Vineyards 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 parcels, separated for assessment purposes:

APN 149-060-050 is approximately 18 acres and contains vineyards and:

- 14,000 +/-sf pole barn
- 1,300 +/-sf office building
- 1,200 +/-sf storage building
- 1,100sf storage shed
- Three 1,800 +/-sf drying sheds

- 8,000 +/-sf pole barn
- 10,400 +/-sf pole barn
- 9,800 +/-sf shop

All of the existing structures on the site are proposed to be removed in phases to accommodate construction of the proposed project. APN 149-060-080 is approximately 11 acres and contains vineyards, an antique tractor stand (300sf), a truck scale and scale house (100sf).

APN's 149-060-050, 080 are the subject of a lot line adjustment application approved by the Solano County Planning Commission on February 16, 2017 (No. LLA-16-03), which increases the combined parcel acreage from 23.89 to 28.92 acres. This lot line adjustment is expected to be recorded prior to use permit approval.

The parcels are generally flat and are bounded by Suisun Valley Road and Suisun Valley Elementary School to the east, and agriculture to the north, west and south. The parcels were previously used as a dried fruit processing facility and are currently part of existing vineyard operations and equipment storage. The nearest residence is approximately 500 feet to the north. There are two existing driveways to the site and one road on the northern border of the site that is an easement for access to a neighboring parcel.

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 100 year flood plain.

### **Proposed Project**

The proposed project (See Exhibit 3A – Site Plan) will include phased development of the two parcels for winery, administration and hospitality purposes. The facility will include a complete winemaking facility including retail sales, business administration, tours and tasting, and space for promotional events. Wine may be bottled onsite by a mobile bottling service or shipped via tanker truck to the winery owned by Caymus Vineyards located at 2650 Cordelia Road, Cordelia or other designated site.

During Phase 1, the facility will be served by up to 25 full-time, 5 part-time and 5 seasonal employees.

During Phase 2, the facility will be served by up to 35 full-time, 10 part-time and 10 seasonal employees.

The undeveloped portions of the project area would be maintained for agricultural uses -- primarily farming or vineyard. During harvest season (July through October) the facility will operate 24 hours a day and seven days per week. During non-harvest season (November through June) the facility will operate from 5:00 am until 11:00 pm, seven days per week.

Primary project components by phase are as follows:

#### **Phase 1 – 2018**

- Capacity to produce up to 200,000 gallons of finished wine per year
- Demolition of the existing buildings, pole barns and structures on-site

- Improvements to the existing driveway entrances from Suisun Valley Road, circulation roads, and visitor/employee parking for new buildings
- 18,000 +/- square foot barrel storage building including associated offices, refrigeration/utilities including an attached canopy covered tank pad area containing stainless steel wine tanks for grape receiving, fermentation, storage and ancillary processing equipment.
- 5,000+/- square foot detached two-story tasting room with catering prep area, event space and retail sales
- Juice/wine tanker loading area
- Pomace staging area
- Process wastewater treatment and storage, with hold and haul for offsite treatment or onsite treatment and irrigation of reclaimed process wastewater
- Sanitary sewage treatment and subsurface disposal system
- Gardens and outdoor event space

#### Phase 2 – 2020+

- 5,000+/- square foot detached retail and hospitality building
- 30,000+/- square foot building to house kitchen, event space, museum and other hospitality activities
- Additional parking, gardens and outdoor event space located adjacent to the detached retail and hospitality building.
- Expansion of the sanitary sewage treatment and subsurface disposal system

#### *Visitor Serving Uses*

A number of visitor serving uses are planned as identified below. Event hours will be up to 11pm.

- Tours, tasting (including barrel tastings) and retail sales open to the public are planned daily from 9:30 am to 6:00 pm. In addition to traditional wine tasting, hay rides around the property will be offered to provide education and awareness of grape production and agriculture in the Suisun Valley region. Peak visitor numbers are expected to be up to 100 on a weekday and up to 200 people per day on a weekend.

- Food and wine pairings will be offered daily to reserve tasting guests, in groups up to 25.
- Amplified music would only occur within enclosed buildings or outdoors for events. Outdoor amplified music would be curtailed prior to 10:00 pm.
- Promotional events such as wine club, winemaker dinners and marketing events with meals will be held up to 25 times per year with 20 to 100 guests per event.
- Up to 24 weddings annually are planned with attendance of up to 450 guests. Weddings with more than 100 attendees would be served by portable toilets and meals would be prepared offsite by caterers.

## **Infrastructure**

### **Stormwater**

The existing improvements on the subject parcels have approximately 236,000 square feet of impervious area which will be removed in conjunction with the project. The proposed project is expected to result in less total impervious area than currently exists. Therefore a storm water detention pond is not expected to be required. In the unlikely event that, when the project is completed, the total impervious area exceeds the existing impervious areas to be removed, detention measures will be provided to address any incremental increase in impervious area.

### **Traffic and Circulation**

The intersection of Suisun Valley Road and Mankas Corner Road is proposed to be improved to allow a 4 way stop with an entrance to the west through the adjacent parcels APN 149-060-100, 149-060-130. As an alternate if intersection improvements prove to be infeasible, a new entrance will be constructed south of the existing entrance on APN 149-060-100. Access easements for the new entrance and roadways will be obtained for APNs 149-060-100, 130. The southern entrance will be the primary entrance for visitors, employees and grape/wine delivery and shipping traffic. The existing northern driveway will be maintained for incidental access needs and secondary access along the access easement area noted above. The existing central driveway will be removed in conjunction with development of the new southern entrance and driveway.

### **Water Supply**

Water will be supplied by a combination of existing connections to the Suisun-Solano Water Authority and on-site well(s) to be developed. The parcel has two existing connections (1 inch and 2 inch) which will supply an on-site tank to accommodate peak demand during harvest. The existing Suisun-Solano Water Authority water line passes through the properties. The water line will be relocated under permit with the Authority in compliance with their standards to allow development of the winery. While the existing connections are adequate for the proposed project, a well is planned to provide redundancy to the existing Suisun-Solano Water Authority supply.

### **Wastewater**

Sanitary sewage will be collected from restrooms and other areas within the facility and conveyed to a central collection point, then pretreated and disposed of in a subsurface drip system to be located on the western part of the parcels. Percolation testing in this area has been performed in conjunction with Solano County staff.

Process wastewater from winery operations will initially be collected and hauled offsite for treatment and disposal at the East Bay Municipal Utility District (EBMUD) Treatment Plant, or other approved location. As an alternate, a package treatment plant would be installed and treated effluent would be reclaimed onsite for irrigation of vineyards and/or landscape planting.

At full production, a package treatment plant may be installed for process wastewater treatment, along with onsite reclamation for irrigation of up to 5 acres of vineyards and/or landscape planting.

If implemented, the reuse of treated process wastewater for irrigation will reduce overall water demand for the project. The process wastewater treatment and reclamation system will be permitted through the San Francisco Bay Regional Water Quality Control Board.

Refer to the attached Wastewater Feasibility Study (Appendix 6.5) submitted with the project application for detailed information.

## **Environmental Resources**

### **Visual**

The production facility buildings will be designed to complement the agricultural character of the surrounding parcels, with barn like structures. The primary structure to be constructed in Phase 1 will mimic the size and massing of the existing large pole barn and be located in the same vicinity.

The smaller tasting room and hospitality/retail structures will be designed in a contemporary style, as a counterpoint to the agrarian structures around them, reflecting both the heritage of the area and the evolution of the Suisun Valley winegrowing region.

It is proposed to use the steeply sloping roof of the winery structure to provide a complementary signage graphic with the winery brand, "Caymus Suisun". This type of signage is a connection to the historical use of barns and agricultural processing facilities as venues for signage. The details for this signage will be presented in conjunction with the submittal to Solano County for the facility Design Review process.

An entry gate and signage structure is proposed to be located along the entrance road in the vicinity of where the road leaves the Anselmo parcel (APN 149-060-130).

### **Cultural Resources**

A cultural resources survey was conducted by Tom Origer & Associates (Appendix 6.2) and a report of the findings dated October 14, 2015 is included as part of the permit application. In summary, there were no cultural resources identified, the existing structures on site were determined to be of too recent construction to have historical significance. No further study or recommendations were deemed to be required.

### **Biological Resources**

A biological resources survey was conducted by LSA Associates (Appendix 6.1) and a report of the findings dated October 15, 2105 is included as Addendum A. In summary, no biological resources were found on the parcel that is likely to prevent or severely constrain development if the recommended avoidance and protective measures are implemented.

The proposed project will include development of two of the parcels totaling approximately 29 acres for winery and distillation purposes in phases. The facility will include a complete winemaking and distillation facility including retail sales, a delicatessen, tours and tasting, as well as space for promotional events. The facility will be served by up to 50 full time and 25 seasonal employees at ultimate capacity. Ingress and egress for production activities and employees will be from two new driveway entrances to be developed along the Suisun Valley Road frontage. Visitors will use a new private road to be constructed between the intersection of Suisun Valley Road and Mankas Corner Road and the winery property.

The undeveloped portions of the project area would be maintained for agricultural uses -primarily farming or vineyard. During harvest season (July through October) the facility will operate 24 hours a day and seven days per week. During non-harvest season (November through June) the facility will operate from 7:00 am until 6:00 pm.

*Geotechnical Conditions:*

The site is comprised of Silty Loam soils with a high groundwater table in some areas. The project geotechnical consultants, KC Engineering (See Appendix 6.3), determined that the site is developable as proposed with some remedial soils engineering.

Figure 1: Vicinity Map

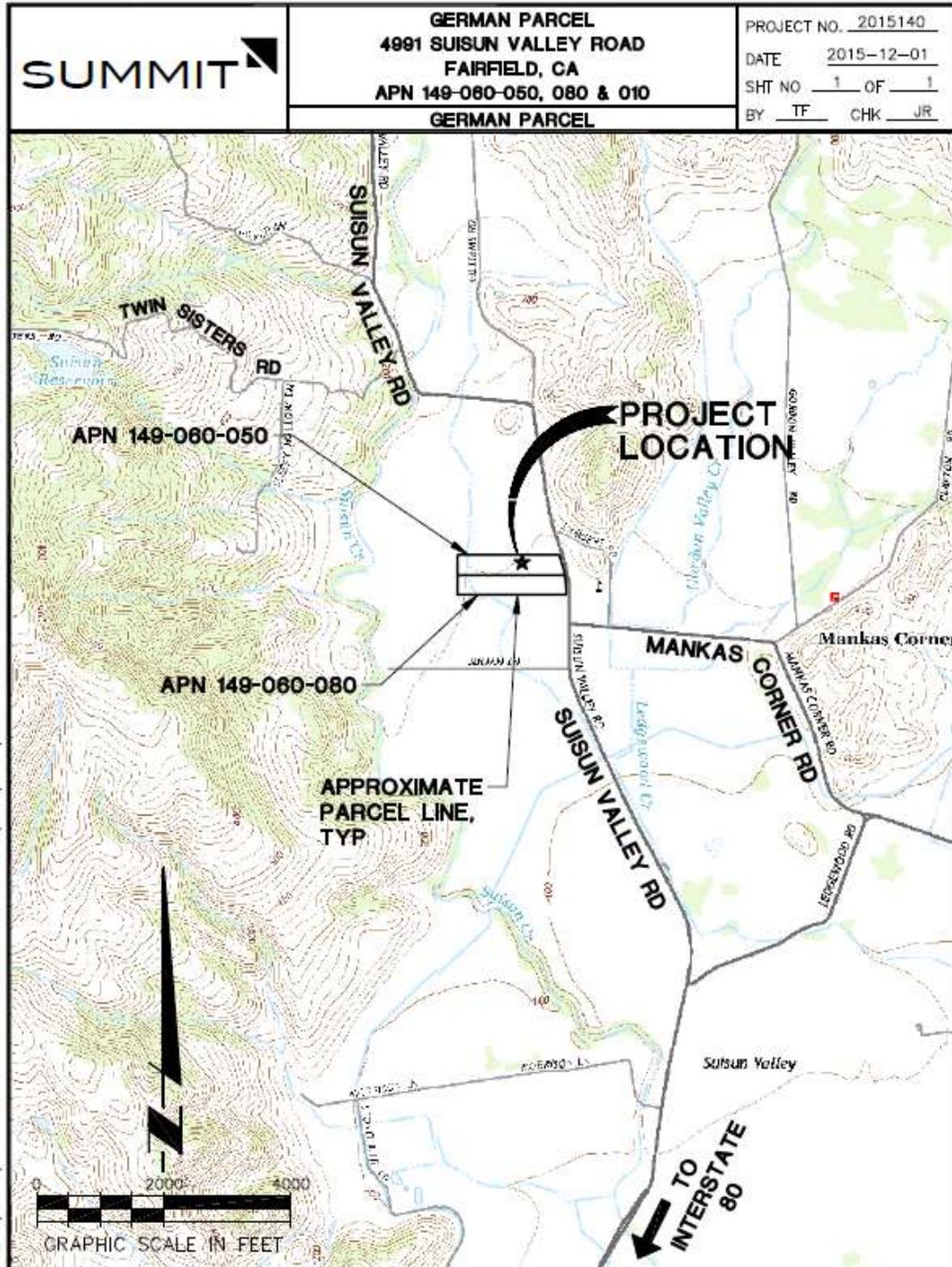




Figure 3A: Overall Site Plan

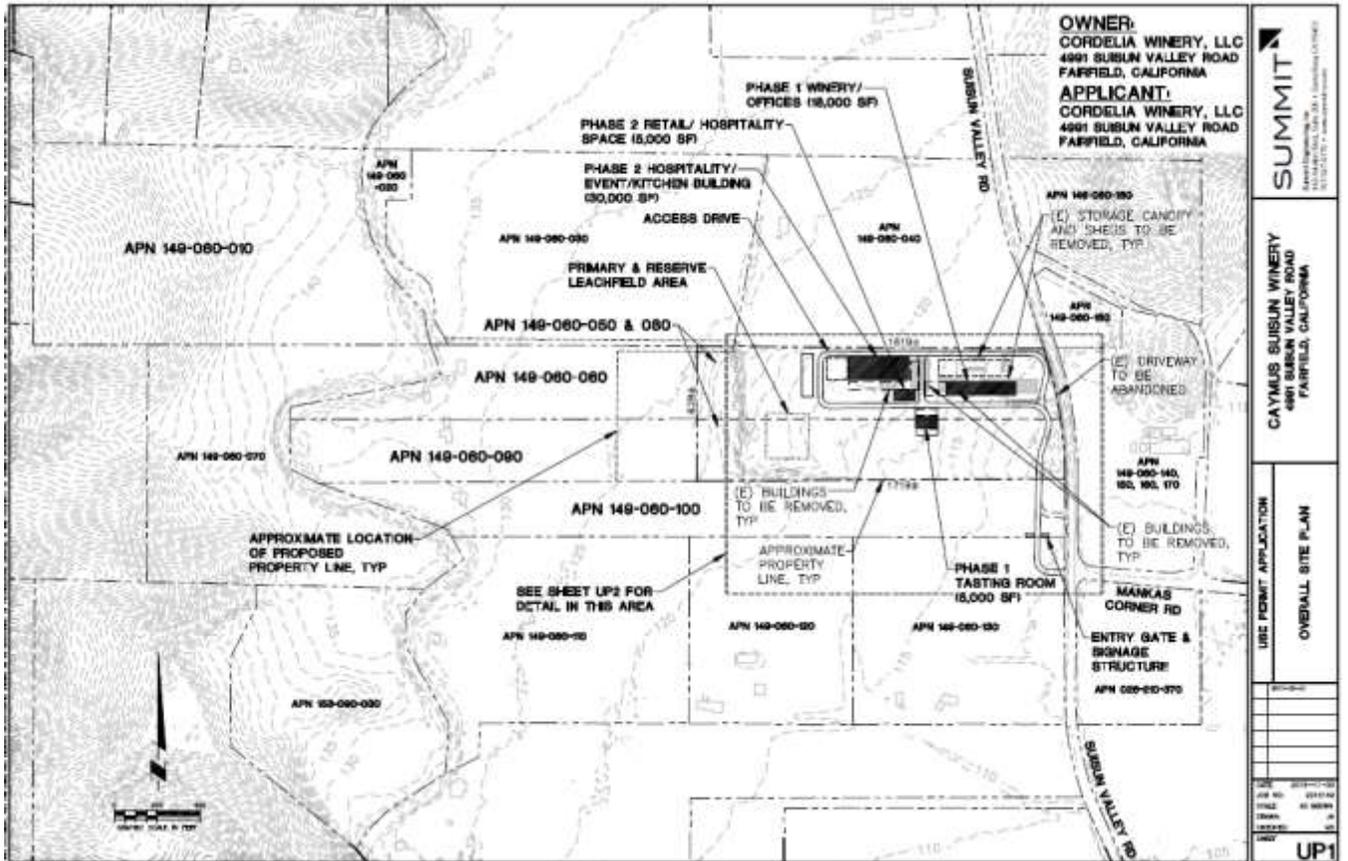


Photo 1 - View looking south at existing shop building on site



Photo 2 - View looking west at existing storage and sheds on site



Photo 3 - View looking south to planted vineyards on site



Photo 4 - View looking south to vineyards on adjacent parcel



1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Silty Clay Loam
Agricultural Preserve Status/Contract No.:	Contract # 671, 05/05/1970
Non-renewal Filed (date):	N/A
Airport Land Use Referral Area:	Travis Zone E
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	Public Elementary School
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:

- |   |  |
|---|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Air Quality                   |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources            |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hydrology and Water           |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Utilities and Service Systems |

### **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:

- |  |  |
|--|--|
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Noise             | <input type="checkbox"/> Population and Housing          |
| <input type="checkbox"/> Public Services   | <input type="checkbox"/> Transportation and Traffic      |

**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

Land Use and Planning

Mineral Resources

Recreation

**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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

The proposed project lies within the Suisun Valley agricultural area. It is surrounded by agricultural uses in the unincorporated county and developing industrial park uses to the east in the City of Fairfield. Suisun Valley Road, a two lane county road, provides access to the site.

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 as 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 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 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 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 2.1c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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 existing site contains approximately 5 acres of developed footprint due to a former agricultural processing operation. The proposed winery and related facilities will be developed within the previously developed footprint.

### 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. **No Impact.**

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? The development of a winery is consistent with the County's *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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 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 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 (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), respirable and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), 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 southwest, south, and east of the SVSP area.

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 [PM<sub>10</sub>]) 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 (PM<sub>10</sub>) 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 (NO<sub>x</sub>), and PM<sub>10</sub>, 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 avoid or 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<sub>x</sub> and PM<sub>10</sub> 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 the peak hour of vehicular traffic on adjacent roadways or on 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 perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO<sub>x</sub> and PM<sub>10</sub> control equipment will be available.

**Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive PM<sub>10</sub> 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<sub>10</sub> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

A biological study was performed by LSA Associates, Inc. (See Exhibit 6.3) which sets forth the biological setting.

## Impacts

Potential impacts associated with the German Parcel Project include the potential minor temporary impacts to the ephemeral drainage feature and the road-side ditch along Suisun Valley Road resulting from the construction of an access road at Suisun Valley Road and an additional access road connecting the project site to the vineyard on the eastern portion of the project area. 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 within the existing developed, vineyard, and ruderal areas. The proposed project will not adversely affect special-status species or special-status species habitat.

*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?*

The proposed project developed areas will occur well outside of the existing riparian corridor on the project site. No other sensitive natural communities occur on or adjacent to the project site. The proposed project will be within the existing developed, vineyard, and ruderal areas. The proposed project will not adversely affect riparian habitat or sensitive natural communities.

*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?*

Although 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 would result in temporary minor impacts to the roadside ditch along Suisun Valley Road and potentially the ephemeral channel in the western portion of the site. If left unchecked, grading and other construction activities in the vicinity of the stream could cause indirect impacts to water quality through the deposition of excess sediment into the channels. Implementation of the following measures would reduce temporary impacts to the potential waters of the United States to a less-than significant level by ensuring that development of the access roads would not result in a substantial adverse effect on these features.

*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.

*e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No trees are proposed to be removed during project construction.

*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.

## **Avoidance, Minimization Measures and/or Mitigation Measures**

### **Mitigation Measures**

**Mitigation Measures 2.4.a. Require the Applicant to Apply for and Obtain a Corps 404 permit, Water Board 401 certification and CDFW Streambed Alteration Agreement.** . The applicant shall apply for and obtain permits from the Corps (CWA Section 404 permit), Water Board (CWA Section 401 water quality certification), and CDFW (Fish and Game Code Section 1602 Streambed Alteration Agreement) prior to construction.

**Mitigation Measures 2.4.b. 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.

**Mitigation Measures 2.4.c. Require Pre-Construction Surveys for Bats.** To avoid “take” of special-status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the project site:

- a) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October – ca. Feb. 15 – Apr. 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat.
- b) Structures found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur.
- c) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.
- d) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals.
- e) A qualified wildlife biologist experienced in surveying for and identifying bat species should survey the portion of the oak/bay woodland habitat where tree removal is proposed to determine if any special-status bats reside in the trees. Any special-status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed should be erected in open space areas that would not be disturbed by project development.

## 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Environmental Setting

The project consists of actively farmed flat level lands and a previously disturbed area containing agricultural buildings. The applicant has had a Cultural Resources Study prepared by Rachael Hennessy and Thomas M. Origer (Appendix 6.3). This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 15-0504), examination of the library and files of Tom Origer & Associates, and field inspection of the project location. Field survey found no cultural resources within the study area. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 2015-101).

According to the study, “No cultural resources were found within the study area; therefore no recommendations are required. The buildings on the property are not architecturally distinctive, and because they were constructed between 1951 and 1980 (based on map evidence) they are too recent to convey important historical themes. They do not appear to meet criteria for inclusion on the California Register of Historical Resources; therefore, no formal evaluation is warranted.”

## Impacts

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

The buildings on the property are not architecturally distinctive, and because they were constructed between 1951 and 1980 (based on map evidence) they are too recent to convey important historical themes. They do not appear to meet criteria for inclusion on the California Register of Historical Resources; therefore, no formal evaluation is warranted. There is one residential structure on the site believed to be built in the 1920's. It is proposed for conversion to visitor serving uses. **Less Than Significant.**

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

No cultural 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]). **Less Than Significant with Mitigation. See Mitigation Measures.**

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

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. **Less Than Significant.**

- d. Disturb any human remains, including those interred outside of formal cemeteries?

Due to the developed and disturbed nature of the site, it is not likely that any human remains exist on the site. 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]). **Less Than Significant with Mitigation. See Mitigation Measures.**

## Avoidance, Minimization Measures and/or Mitigation Measures

### Mitigation Measures

**Mitigation Measures 2.5.a. Accidental or Unexpected Encounter of Human Remains.** If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

## 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Environmental Setting

A preliminary Geotechnical Exploration from KC Engineering Company (See Exhibit 6.3) indicates that the site is underlain by alluvium with expansive surface soils. 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.)

The site does not lie within, or in close proximity to, an earthquake fault zone. **No Impact.**

2. Strong seismic ground shaking?

The site does not lie within, or in close proximity to, an earthquake fault zone. **No Impact.**

3. Seismic-related ground failure, including liquefaction?

Due to the firm to very stiff conditions of the soil and the high clay fines content, KC Engineering concluded that the site soils are not subject to liquefaction. **No Impact.**

4. Landslides?

The site is relatively flat and does not lie within, or in close proximity to, areas subject to potential landslides. **No Impact.**

b. Result in substantial soil erosion or the loss of topsoil?

The project will disturb approximately 20 acres of cultivated and fallow land. A major grading and drainage permit is necessary prior to any construction, which will impose conditions of approval to prevent storm water pollution. **Less Than Significant 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. **Less Than Significant 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. **Less Than Significant.**

- 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. **Less Than Significant 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 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 Measures.**

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 Measures.**

### 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

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. Urea,
11. Sodium Hydroxide,
12. Filter Coagulant, and
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 consistent with the Land Use compatibility Plan for Travis Air force Base. **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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

---

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 5.42 acres of existing impervious area which will be removed in conjunction with the proposed project. The proposed project is expected to result in less total impervious area than currently exists on the parcels. Therefore a storm water detention basin is not expected to be required since stormwater runoff from the site will be decreased as a result of less impervious area. In the event that the total project impervious area exceeds the existing impervious area to be removed, stormwater detention measures will be provided to address any increases in stormwater runoff as a result of increased impervious area.

### Floodplain Development

The subject parcels lie within a 100-year flood plain with a FEMA designation of Zone AO. The FEMA map of this zone indicates a floodplain water depth of 2 feet above existing ground over the entire AO zone delineation. Per Solano County Code, the proposed project will require graded pads in order to elevate the finish floor of the buildings to 1 foot above the floodplain water depth, or 3 feet higher than the highest adjacent grade at the face of the building. The graded pads will result in a net fill project within the AO Zone, and the displacement of flood water that would otherwise occupy the volume taken by the net fill grading of the project. Solano County requires that development projects within the AO Zone do not *“adversely affect the carrying capacity of areas where base flood elevations have need determined, but a floodway has not been designated.”* Solano County PW reviewed calculation of a proposed increase in water depth as a result of fill within the AO Zone, and determined that the proposed fill volume would not adversely affect the carrying capacity of the AO Zone, and that the associated increase in water level within the Zone would not have an adverse impact on neighboring parcels.

### Domestic Wastewater

Domestic wastewater will be generated from employees, tasting visitors, and event guests. Based on the flow summary in the enclosed calculation, flows are anticipated to be 1,950 gallons per day (gpd) for Phase 1 and 3,500 gpd in Phase 2. A new subsurface septic system will be installed to serve all domestic wastewater flows for the proposed project. Given the recent soil evaluation conducted on the western side of the parcels, suitable soils exist for a pretreatment and subsurface drip type system.

### Process Wastewater

Process wastewater (PW) generated from production operations will initially be collected and hauled offsite for treatment and disposal at the East Bay Municipal Utility District (EBMUD) Treatment Plant, or other

approved location. Alternatively, at full production PW will be treated in a high-rate treatment system consisting of a high-rate aerobic package treatment system and effluent storage in a holding tank. The treated effluent will be reused for vineyard or landscape irrigation on a minimum of 5 acres. The main elements of the PW treatment system will consist of trench/floor drain screening, rotary drum screening, collection tanks, pump tanks, equalization tank, aerobic package treatment system, treated effluent storage, an irrigation/disc filter, irrigation pumps, and a surface drip or spray irrigation system. We have initiated contact with the Regional Water Quality Control Board to review the proposed treatment and disposal approach for the purpose of determining general feasibility.

## 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. **Less Than Significant Impact with Mitigation Measures. See Mitigation Measures.**

- 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)?

The project will utilize existing well water and water from the Suisun-Solano Water Authority for the winery and visitor serving uses. A new well will be installed for redundancy. This use will reduce the amount of groundwater supplies that could contribute to a lowering of the local groundwater table level. However, the project site is within a 'C' zone as indicated by USGS water bearing rock map, which is an area with adequate water supply. **Less Than Significant 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 amount of existing impervious surfaces is being reduced from the existing 236,000 square feet and as a result there is no requirement for detention basins. 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 located within the 100 year flood zone as identified by FEMA, but 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?

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

- 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.** The applicant shall obtain a Wastewater Discharge Permit from the San Francisco Regional Water Quality Control Board.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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.**

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

The subject property is relatively flat site comprise of 2 parcels totaling approximately 29 acres. There are no known mineral deposits in the immediate area. Quarries exist in the hills approximately 11 miles to the southwest of the property. Gravel mines exist 24 miles to the southeast along the Sacramento River.

**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?

No known mineral resources exist at the site. **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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

The site is surrounded by agriculturally zoned properties to the north, west and south. The Suisun Valley Elementary School is located approximately 100 feet to the east. The nearest sensitive receptor(s) are located in existing residences approximately 650 feet to the northwest of the proposed winery.

The project will require the demolition of several existing buildings and the re-grading of a portion of the site. New buildings and parking facilities will be constructed over several years.

## 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?

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 area of influence 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Environmental Setting

The project lies in the northern 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)?

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

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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?

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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. Suisun Valley Road is 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. **Less Than Significant Impact.**

1) Fire Protection?

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

2) Police Protection?

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

3) Schools?

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

4) Parks?

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

5) Other Public Facilities?

Refer to (a) above. **Less Than Significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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 recreational components included within the project. Approximately 50 full time and 25 part time 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.

### 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 55 full time and part time employees. Approximately 200 visitors per day will occupy the site on weekends, with up to 450 guests at occasional events. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The site is located at 4991 Suisun Valley Road. The proposed winery will employ up to 75 full time and part time persons. Public visitors may average up to 100 persons per day during the week and up to 200 persons per day on weekends. Occasional large events could add up to 450 persons to the site.

The applicant has provided a traffic study performed by Omni-Means Engineering Solutions. 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.

## 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 6.4) 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. **No 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 on all sides. **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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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 existing site contains previously constructed impervious surfaces. The previous improvements will be removed and replaced with new buildings and parking facilities. It is anticipated that there will be no net increase in impervious surface area and therefore no additional storm water improvements are contemplated. The project will require a major grading and drainage permit from the county. A retention pond, if determined to be necessary, would be required to manage the storm water flows off site. **Less Than Significant with Mitigation Measures. See Mitigation Measure 2.9b.**

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

A Small Community Water System 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 Measures.**

- 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?

See 2.16.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. **No Impact.**

- 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. See 2.16.a. **Less Than Significant.**

### **Avoidance, Minimization Measures and/or Mitigation Measures**

#### **Mitigation Measures**

**See Mitigation Measure 2.9.a. (Water Quality-Drinking Water).**

**See Mitigation Measures 2.9.b. (Require the Applicant to Apply for and Obtain a Grading permit from the County of Solano).**

## 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 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.**

- 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:

Jim Leland  
Principal Planner

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

PHONE: (707) 784-6765  
FAX: (707) 784-4805  
EMAIL: [jhleland@solanocounty.com](mailto:jhleland@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 Reconnaissance prepared by LAS Associates- October 15, 2015
- 6.2 Cultural Resources Survey prepared by Tom Origer & Associates – October 14, 2015
- 6.3 Geotechnical Exploration prepared by KC Engineering – November 20, 2015
- 6.4 Traffic Impact Analysis prepared by Omni-Means – February 13, 2017
- 6.5 Wastewater Feasibility Study prepared by Summit Engineering – 12/7/2016
- 6.6 Application and Part I Information