

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

MEMORANDUM

DATE: March 7, 2024
TO: Solano County Zoning Administrator
FROM: Eric Wilberg, Senior Planner
SUBJECT: **Use Permit U-19-09 (E&C Winery) Extension to Exercise**

On February 7, 2023 the Board of Supervisors upheld the Planning Commission’s approval of Use Permit U-19-09 granted to E&C Winery LLC to establish and operate a Large Winery and Special Events Facility located near the intersection of Russell Road and Rockville Road, one-mile west of the City of Fairfield, with the Suisun Valley Agriculture “A-SV-20” zoning district; APN’s: 0027-251-280 and 290.

Language within the permit states: *Failure, neglect, or refusal to exercise this Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.*

For various reasons detailed in the attached written request, the permittee is requesting that the Zoning Administrator authorize a one (1) year extension of time to exercise the permit. This request is being made pursuant to Section 28.106(K)(1) of the Zoning Regulations.

RECOMMENDATION

Staff recommends that Zoning Administrator authorize a one-year extension of time to exercise the permit, with an expiration of February 7, 2025.

Attachments

- A – Land Use Permit U-19-09
- B – Permittee’s written request for extension
- C – Public Notice

SAEED IRAVANI
Building Official
Building & Safety

ALLAN CALDER
Program Manager
Planning Services

EDMOND STRICKLAND
Manager
Environmental Health

SARAH PAPPAKOSTAS
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MATT TUGGLE
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Planning Services Division

USE PERMIT NO. U-19-09

DERRICK AND DARLENE LUM (E&C WINERY LLC)

(permittee)

To establish and operate a Large Winery and Special Events Facility on property located near the intersection of Russell Road and Rockville Road, one mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN's: 0027-251-280 and 290.

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit are attached (Resolution No. 2023-25).

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Date Granted: February 7, 2023

SOLANO COUNTY PLANNING COMMISSION

Issued by:

A handwritten signature in blue ink, appearing to read "Terry Schmidtbauer".

Terry Schmidtbauer, Director
Department of Resource Management

RESOLUTION NO. 2023-25

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS AFFIRMING THE PLANNING COMMISSION'S APPROVAL OF USE PERMIT U-19-09

WHEREAS, the Solano County Planning Commission approved Use Permit Application No. U-19-09 by E&C Winery, LLC to establish and operate a large winery and special events facility located near the intersection of Rockville Road and Russell Road, one mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN's: 0027-251-280 and 290; and

WHEREAS, Esther Pryor, on behalf of the Rockville Homeowners Association, filed a timely appeal on November 28, 2022, of the Planning Commission's action; and

WHEREAS, the Board has reviewed the appeal, the report of the Department of Resource Management, the record of the Planning Commission's proceedings, and has heard testimony relative to the subject application and appeal at the duly noticed public hearing held on February 7, 2023; and

WHEREAS, after due consideration, the Board affirms the following findings made by the Planning Commission regarding Use Permit application No. U-19-09 which includes adoption of the Mitigated Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act:

1. **The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population density, and distribution and other aspects of the General Plan.**

The use is consistent with the General Plan and Suisun Valley Strategic Plan. The proposal is consistent with the Suisun Valley vision as a tourist destination for those seeking world class wine, by supporting agricultural tourism and economic development. Wineries are an allowed use in the zoning district, large wineries and special events facilities are a conditionally permitted land use within the Suisun Valley Agriculture "A-SV-20" zoning district. According to the traffic studies conducted, the proposed use would not result in a significant impact.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The conditions of approval imposed by this use permit ensure that adequate roads, utility, and drainage facilities will be constructed to meet the demands of the proposed winery complex. Vehicular access to the site will initially be from one driveway off Russell Road with a second driveway to be provided further south at the buildout of Phase 2. Each driveway will provide ingress and egress, including during special events. The site has existing electrical power. Building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies irrigation water to the site, and onsite potable water well(s) will provide potable water supplies. Onsite septic service will be provided of sufficient size to serve wastewater uses or as otherwise allowed by the County and the State Water

Resources Control Board (SWRCB) or the San Francisco Regional Water Quality Control Board (SF-RWQCB).

3. **The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed large winery and special events facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents. Adequate mitigation measures and conditions of approval have been incorporated into the project.

4. **The subject use is consistent with the Williamson Act and the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.**

A large winery with special events is consistent with the intent of the Williamson Act, as the commercial agriculture operation serves to promote an agricultural use on parcels large enough to serve such uses consistent with County requirements.

BE IT, THEREFORE, RESOLVED, that the Board of Supervisors of the County of Solano does hereby adopt the Mitigated Negative Declaration prepared for the project.

BE IT, THEREFORE, FURTHER RESOLVED, that the Board of Supervisors of the County of Solano does hereby approve Use Permit No. U-19-09 of E&C Winery LLC subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Land Use.** The proposed land uses shall be established and operated in accord with the application materials and development plans for Use Permit U-19-09 and as approved by the Solano County Board of Supervisors.

This permit authorizes special events with up to 41 events per year, (with up to 300 persons at the event lawn, garden, and Phase 1 building and up to 450 persons for activities that would include hosting wine tours, tastings, retail sales, food and wine pairings, and promotional events (such as wine club and marketing events). Pursuant to Section 28.01 of the Solano County Zoning Regulations, Special Events are defined as a facility offered for use by third parties for hire for the conduct of social gatherings or similar types of non-commercial events.

The permit also authorizes the operation of a large winery with ultimate production capacity of 500,000 gallons of wine annually with associated tasting, tours and the activities noted.

2. **Revisions or Modifications in Land Use.** No additional land uses, or activities for new or expanded buildings shall be established beyond those identified on the approved

development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review.

3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney’s fees related to litigation based on the issuance and /or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

4. The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, State, regional and federal permits required to operate.

5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee’s expense.

SPECIAL EVENTS FACILITY

6. **Access.** The Special Events Facility shall be operated in compliance with the general requirements for public assembly uses.

7. **Food vendors.** The permittee shall be responsible for ensuring the event organizer and any food vendors utilized by the organizer secure food permits with the Environmental Health Division.

8. **Kitchen Facilities.** Any facilities used for the preparation, storage, handling, or service of food, beverages, or related equipment at events shall be permitted as a food facility by the Environmental Health Division.

9. **Overnight Lodging.** As permitted, the Special Event Facility does not include overnight lodging.

10. **Hours of Operation.** All events shall start no sooner than 10:00 a.m. and end by 10:00 p.m. each day. Facility setup and cleanup shall be allowed between the hours of 8:00 a.m. and 11:00 p.m. All guests of an event shall be off the property by 10:30 p.m.

11. **Sign Permit.** The permittee shall secure and abide by the conditions of an issued sign permit for all commercial signage onsite.

Action Required	When	Date Completed	Verified by
Submit Sign Permit Application to Planning	Prior to sign installation		

12. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall constitute as the “Zoning Clearance” necessary to file for the license.

Action Required	When	Date Completed	Verified by
Submit Business License Application	Prior to operation		

13. **ABC License.** The permittee shall secure and abide by the terms and conditions of an ABC License for the scope of the proposed uses.

Action Required	When	Date Completed	Verified by
Submit ABC License to Planning	Prior to operation		

14. The applicant will be required to strictly adhere to all California Department of Public Health Orders in effect at time of the start and for the duration of project operations. The applicant is advised to routinely check the CDPH website to ensure the most accurate and up to date Health Orders are adhered to.

A link to the CDPH website is included here:

<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Immunization/nCOV2019.aspx>
(California Department of Public Health website).

The applicant shall be required to strictly adhere to protocols to operate a safe event throughout the operational period by preventing the spread of Covid-19. Unannounced Environmental Health spot checks can occur throughout the operational period. If violations are found, the County reserves the right to close the facility until it is deemed to be brought back into compliance with the project’s proposed Covid-19 plan.

OPERATIONAL CONTROLS

15. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons of property in the surrounding areas.
16. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
17. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, in sufficient quantities to prevent airborne dust.
18. **Noise.**
- Outdoor amplified sound shall not exceed 65 dBA when measured at the property lines.
 - During any event with amplified outdoor music, the sound level shall be monitored and measured by the permittee at the nearest property line to the event.

Amplification levels shall be adjusted to ensure noise levels at such property line do not exceed 65 dBA.

- 19. The permittee or its representative shall take noise measurements using an approved, calibrated sound meter device and keep a record of the readings, including the sound level in dBA, and the time and location on the property such readings were taken. The permittee shall submit such records upon request to the County.

Action Required	When	Date Completed	Verified by
Monitor Noise Readings	Ongoing / As needed		

- 20. **Light and Glare.** Any outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.
- 21. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
- 22. **Parking.** The Special Events Facility shall provide parking on-site to accommodate all guests. No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site. The permittee shall place signs along the interior access ways and at 300-foot intervals on the applicant’s property along the road right-of-way indicating this parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event.

Parking shall be provided as follows.

- a. Onsite parking shall be located in an open area with a slope of ten percent or less, at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.
- b. For Special Events over 150 guests the permittee shall ensure a traffic coordinator is hired to direct traffic and ensure no parking in the right-of-way and no traffic queues on Rockville Road or Russell Road.
- 23. **Sanitation:** The permittee shall provide sanitation facilities approved by the Environmental Health Division of adequate capacity that are accessible to attendees and event staff including restrooms, refuse disposal receptacle, potable water, and wastewater facilities.
- 24. **Setbacks:** The Special Events Facility shall be set back 100-feet from any property line and 200-feet from any residence on an adjoining parcel.
- 25. **Insurance.** The operator of the Special Event Facility shall have commercial property insurance for the use.

PLANNING DIVISION

- 26. **Production Reporting:** The winery operator shall report at the end of each calendar year to the Department of Resource Management, the total gallons of wine and spirits produced, in bulk and bottles combined, during the calendar year. Such reporting may

alternatively include proof of payment of the annual license renewal fee to the Department of Alcoholic Beverage Control (ABC), including the dollar amount of the fee paid.

Action Required	When	Date Completed	Verified by
Gallon reporting / ABC renewal to Planning	Annually, December		

- 27. The proposed winery is subject to minimum development standards which are enumerated in Section 28.23. The proposed winery shall be developed in compliance with the development standards enumerated in Table 28.23B and Table 28.23C.
 - a. The wine tasting and sales area shall be no larger than 2,000 square feet or 30 percent of the size of the processing facility, whichever is greater. Size shall be determined by measuring the total roof covered area.
- 28. **Design Review.** Design Review as described in Section 28-103 of the Solano County Zoning Regulations, shall be performed by the Zoning Administrator for all new construction requiring a building permit.

Action Required	When	Date Completed	Verified by
Submit architectural plans to Planning	Upon filing Building Permit		

MITIGATION MEASURES

Aesthetics

- 29. **Mitigation Measure AESTH-1. Design Review.** Prior to issuance of building permit, the Department will verify the project’s compliance with the adopted Suisun Valley Design Guidelines.
- 30. **Mitigation Measure AESTH-2. Lighting and Glare.** All 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.

AIR QUALITY

- 31. **Mitigation Measure AIR-1. 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 (if they are not run via a portable generator set).

- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NOX and PM10 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 soon, both NOX and PM10 control equipment would be available.

32. Mitigation Measure AIR-2. Require Implementation of Measures to Reduce Fugitive PM10 Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD to further reduce fugitive PM10 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.

Biological Resources

33. Mitigation Measure BIO-1. Stormwater Pollution Prevention Plan (SWPPP). Prior to issuance of grading permit, 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.

Greenhouse Gas Emissions

34. Mitigation Measure GHG – 1. Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-3 standards of emission control.

Noise

35. Mitigation Measure NOISE-1. 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.

BUILDING AND SAFETY DIVISION

36. Building Permit Application: Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted per Section 105 of the California Building Code.

Action Required	When	Date Completed	Verified by
File building permit application	Prior to construction		

37. The building and any site improvements shall be designed using the 2019 California Building Standards Code, including the mandatory measures found in the 2019 California Green Building Code, Chapters 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures. The building shall meet all of the requirements for commission of a Green Building due to the size exceeding 10,000 square feet. The building shall be designed by a licensed and/or registered architect/engineer who is knowledgeable in the Green Building Code.
38. **Certificate of Occupancy:** No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.
39. **Site Accessibility Requirements:** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrictive requirements between ADA Federal Law and the California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale reflecting all site accessibility. The site shall be developed in a manner consistent with State and federal requirements for accessibility for disabled persons, including all parking areas, aisles and paths of travel and structures. The Applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both State and federal accessibility requirements or specify what corrections are necessary in order to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be a hard-scaped surface as specified by the CAS specialist and shall meet all of the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.
40. **Building Permit Plans:** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules, regulations, laws and ordinances of local, State and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:
 - a. Occupancy Classification
 - b. Type of Construction
 - c. Seismic Zone
 - d. Location on Property
 - e. Height of all buildings and structures
 - f. Occupant Load
 - g. Allowable Floor Area
 - h. Height and Number of Stories

Plans and Specifications shall meet the requirements as per section 105 of the current California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed,

and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules and regulations, as determined by the building official.”

- 41. An automatic commercial fire sprinkler shall be installed throughout the buildings.

ENVIRONMENTAL HEALTH DIVISION

- 42. **Potable Water Requirements:** The permittee shall secure and maintain a current Public Water System permit from the California State Division of Drinking Water. Copies of all State of California Division of Drinking Water permitting shall be provided to the Department prior to operation.

Action Required	When	Date Completed	Verified by
Submit State water permit to EH	Prior to operation		

- 43. **Sewage Disposal Requirements:** The Applicant shall submit an application, plans, and application fee to install an onsite wastewater treatment system (OWTS) that is adequately sized to handle the anticipated maximum wastewater generation by all structures associated the Special Event facility, as specified under Solano County Code Ch. 6.4.

The facility shall remain in compliance with all operation, maintenance, and reporting requirements of Environmental Health regarding the OWTS system for the duration of the Use Permit.

- 44. **Process Wastewater Management:** The Applicant shall supply documentation verifying that it has approval from the San Francisco Regional Water Quality Control Board (SF-RWQCB) or from the State Water Resources Control Board (SWRCB) for the method of its management and disposal of its process winery wastewater. A Wastewater Discharge Requirement (WDR) permit or Notice of Applicability (NOA) for a General Order for winery discharge will satisfy this condition. The facility shall remain in compliance with all process wastewater requirements from the SF-RWQCB or the SWRCB for the duration of the Use Permit.

Action Required	When	Date Completed	Verified by
Submit State wastewater permit to EH	Prior to operation		

- 45. **Hazardous Materials Requirements:** The facility shall comply with all hazardous materials management, storage, handling and reporting requirements. If the facility handles any hazardous material in quantities equal to or greater than 55 gallons of liquids, 200-cubic feet for gases and/or 500 pounds solids, then the applicant shall create a Hazardous Materials Business Plan (HMBP) and upload the HMBP to the online California Environmental Reporting System (CERS) within 30-days of exceeding the hazardous materials threshold quantities. The HMBP includes requirements for reporting the facility information, hazardous materials inventory, site diagram, emergency response plan, and an employee training plan.

- 46. **Solid Waste:** The facility shall maintain adequate commercial garbage service onsite to prevent disease, vector attraction, odors, and other nuisance factors. A minimum of weekly collection service is required.
- 47. **Food Service:** The California Retail Food Code requires all food facilities to obtain a food permit from Environmental Health to operate. Accordingly, the Event Center catering kitchen and bar and the Winery Building kitchen and associated beverage service areas are considered food facilities and require food permits. Contact the Consumer Protection Program at (707)784-6765 for the plan submittal application and guidelines for construction.

A winery or brewery is exempt from a food facility permit if the wine and/or beer is manufactured onsite, and the facility is owned and operated by the manufacturer. However, this exemption only applies to wine and beer tasting and limits the service of food to crackers, pretzels, and less than 25 square feet of pre-packaged non-potentially hazardous foods. The winery does not qualify for this exemption and requires a permit to operate from the Solano County Division of Environmental Health.

PUBLIC WORKS - ENGINEERING

- 48. The permittee shall apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does not require a grading Permit.

Action Required	When	Date Completed	Verified by
Obtain grading permit from PW	Prior to construction		

- 49. The permittee shall apply for, secure and abide by the conditions of an encroachment permit for any private road connections to the public roadway. All private roadway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Action Required	When	Date Completed	Verified by
Obtain encroachment permit from PW	Prior to construction		

LOCAL, REGIONAL, STATE, AND FEDERAL AGENCIES

Suisun Fire Protection District

- 50. Automatic sprinkler system is required for these buildings as described in the California Building Code, 2019 edition. Installations shall comply with the California Fire Code, National Fire Codes Standard(s). Plans must be submitted to the Fire District and County

Building Department for review and approval prior to issuance of any permits and performance of any inspections or tests.

51. If the underground and overhead portions of these systems are subcontracted to different companies, both are required to submit separate plans and make arrangements for all permits, inspections, and tests.
52. All automatic sprinkler systems with over 100 heads shall be supervised by an approved central, proprietary or remote station service. The subcontractor responsible for the installation is required to submit separate plans and arrange for all inspections and tests.
53. On-site water system and fire hydrants must be able to support the new additions. Water flow and hydrant placement must meet County and nationally recognized standards.
54. Fees for automatic fire sprinkler systems shall include plan checking, field inspection of materials and workmanship, and water flow alarm test. One additional review of submittals will be performed at no additional fee. Subsequent review required as a result of inadequate submittals will be performed at an hourly rate of \$70.00/hour.
55. Any required fire alarm system shall be installed in accordance with the provisions of Section 907 in the California Fire Code, 2019 edition and NFPA 72. A permit will be required from the fire district for plan checking and field inspections.
56. Battery operated emergency lighting is required to provide illuminated means of egress.
57. One 2A 10BC dry chemical fire extinguisher is required for each 3,000 sq. ft. of floor area with the travel distance not exceeding 75 feet or a flight of stairs.
58. Any underground or aboveground flammable or combustible liquid tanks are subject to approval of the Fire District.
59. Premise Identification is required.
60. Road surface must meet all requirements set forth in the Solano County Road Improvement Standards for Commercial Driveway and "Fire Apparatus Access Road", 2019 California Fire Code. This will include road surface, width, and turn around.
61. Any Gate entrances shall be at least two feet wider than the width of the traffic lane-serving gate.
62. Locking Gates must be provided with a fire department approved lock for access.
63. Buildings may require that an approved fire department "Lock Box" may be required for building access.
64. Approved fire lanes may be required for fire apparatus entry and access.

California Department of Fish and Wildlife

65. If construction, grading, vegetation removal, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, January 31 to September 1, a focused survey for active nests of such birds shall be conducted by a qualified biologist within 7 days prior to the beginning of project related activities. The results of the survey shall be sent to CDFW and the Planning Division prior to the start of project activities. If an active nest is found, the Permittee shall consult with USFWS and CDFW regarding appropriate action to comply with the Migratory Bird Treaty Act of 1918 and Fish and Game Code. If a lapse in project related work of 7 days or longer occurs, another focused survey and if required, consultation with CDFW and USFWS, shall be required before project work can be reinitiated.

Action Required	When	Date Completed	Verified by
Submit biological survey to CDFW & Planning	Prior to construction		

PERMIT TERM

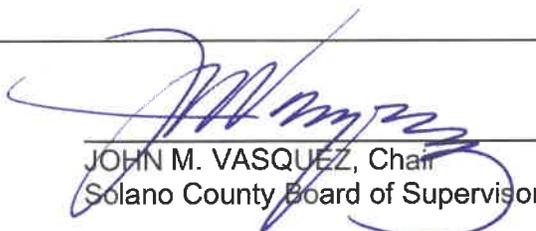
66. The Use Permit shall be in effect for a five (5) year period with the provision that a renewal may be granted if said request is received prior to the expiration date of February 7, 2028 and the uses remain the same and in compliance with the Conditions of Approval.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on February 7, 2023 by the following vote:

AYES: SUPERVISORS Hannigan, Brown Williams, Mashburn, and Chair Vasquez

NOES: SUPERVISORS None

EXCUSED: SUPERVISORS None


 JOHN M. VASQUEZ, Chair
 Solano County Board of Supervisors

ATTEST:
 BILL EMLLEN, Clerk
 Solano County Board of Supervisors

By: 
 Alicia Draves, Chief Deputy Clerk

From: lumfamilyfarms@gmail.com
To: [Calder, Allan M.](#); [Walsh, Mathew A.](#); [Lum, Jeffrey CT](#); [Wilberg, Eric J.](#)
Cc: [Vasquez, John M.](#); [Todd Fujinaga](#); [Darlene Lum](#); [Darvie Lum](#)
Subject: Use Permit No. U-19-09 Extension
Date: Tuesday, January 23, 2024 3:31:10 PM

To Resource Management Staff,

I greatly appreciate all the help you done on the approval of our permit last year in 2023. We been organizing and lining up all facets of our Winery Project. We found out this is a huge undertaking and need more time to hire all the right trades and company's to launch our Winery Project. I have spoken with Supervisor John Vasquez on this matter and by his suggestion I am addressing this email to you all at Resource Management. So the Lum's would really appreciate if you can grant us an extension on our Permit No. U-19-09 to keep on our pathway of building E & C Winery.

Thank you,
Derrick Lum

Sent from my iPhone

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING**Zoning Administrator**

NOTICE IS HEREBY GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider an extension of time to exercise Use Permit No. U-19-09 by E&C Winery LLC to establish and operate a Large Winery and Special Events Facility located near the intersection of Russell Road and Rockville Road, one-mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" zoning district; APN's 0027-251-280 and 290. The project qualifies for an exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), common-sense exemption. (Project Planner: Eric Wilberg, 707-784-6765)

The hearing will be held on **Thursday, March 7, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. **Phone:** You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. **Email/Mail:** Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, February 21, 2024