

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Agenda - Final**

**Thursday, August 3, 2017**

**7:00 PM**

**Board of Supervisors Chambers**

**Planning Commission**

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at [www.solanocounty.com](http://www.solanocounty.com) under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

## **AGENDA**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

[PC 17-032](#) Minutes of July 6, 2017

**Attachments:** [July 6, 2017 PC minutes \(draft\)](#)

### **ITEMS FROM THE PUBLIC:**

*This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five*

*minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.*

## REGULAR CALENDAR

- 1      [PC 17-033](#)      PUBLIC HEARING to consider Minor Revision No. 1 to Use Permit No. U-06-23 of Elmira Baptist Church for the construction of a new 5400 square foot sanctuary, re-model of existing church facilities and parking lot improvements located at 6111 California Pacific Road, in the unincorporated community of Elmira, in an "RTC-20" Residential Traditional Community Zoning District, APN 0142-041-030. (Project Planner: Karen Avery)

**Attachments:**    [A - Draft Resolution](#)  
[B - Assessor Map](#)  
[C - Neg Dec & Initial Study](#)  
[D-1 - Site Plan](#)  
[D-2 - Parking Plan](#)  
[D-3 - Landscape Plan](#)  
[D-4 - Elevations 6.15.17](#)

- 2      [PC 17-034](#)      PUBLIC HEARING to consider Use Permit Application No. U-16-04 of Caymus Suisun Winery for the construction of a large winery and related uses located at 4991 Suisun Valley Road, approximately 450 feet north of Mankas Corner Road in an "A-SV-20" Agriculture-Suisun Valley Zoning District. (APN's: 0149-060-080 and 0149-060-050). The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Jim Leland)

**Attachments:**    [2 - Location Map](#)  
[3 - Aerial View](#)  
[4 - Revised Site Plan](#)  
[4a - Preliminary Design Review Submittal](#)  
[5 - FINAL INITIAL STUDY and Mitigated Neg Dec Part II- U-16-04 Caymus Suis](#)  
[5a - Mitigated Neg Dec](#)  
[6 - Conditions of Approval v3cc](#)  
[7 - Letter from Mary Browning 07 27 2017](#)

## ANNOUNCEMENTS AND REPORTS

## ADJOURN

*To the Planning Commission meeting of August 17, 2017 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



# Solano County

675 Texas Street  
Fairfield, California 94533  
www.solanocounty.com

## Agenda Submittal

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**Agenda #:**  
**Type:** PC-Document  
**File #:** PC 17-032  
**Agenda date:** 8/3/2017  
**Title:** Minutes of July 6, 2017

**Status:** PC Minutes  
**Department:** Planning Commission  
**Contact:**  
**Final action:**

**Governing body:**

**District:**

**Attachments:** [July 6, 2017 PC minutes \(draft\)](#)

Date	Ver.	Action By	Action	Result
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# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of July 6, 2017**

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1<sup>st</sup> floor), 675 Texas Street, Fairfield, California.

**PRESENT:** Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

**EXCUSED:** None

**STAFF PRESENT:** Mike Yankovich, Planning Program Manager; Matt Walsh, Principal Planner; Karen Avery, Senior Planner; Davina Smith, Deputy County Counsel; and Diane Gilliland, Acting Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

### **Approval of the Agenda**

The Agenda was approved with no additions or deletions.

### **Approval of the Minutes**

The minutes of the regular meeting of June 1, 2017 were approved as prepared.

### **Items from the Public**

There was no one from the public wishing to speak.

### **Regular Calendar**

#### Item No. 1

**PUBLIC HEARING** to consider a recommendation to the Board of Supervisors on the following items: 1) Adoption of minor revisions to the Middle Green Valley Specific Plan; and 2) Approval of revisions to the Mitigation, Monitoring, and Reporting Program (MMRP) for the Middle Green Valley Specific Plan project. (Project Planner: Matt Walsh)

Matt Walsh briefly reviewed staff's written report. The Middle Green Valley Specific Plan and related approval documents allow for the development of up to 400 residential units and some neighborhood commercial uses in the area north of the Fairfield city limits near Green Valley and Mason Roads. The Plan has been the subject of two rounds of litigation between the County and the Upper Green Valley Homeowners (UGH) over the course of the last seven years. To expedite the completion of the litigation process, the parties entered into a Settlement Agreement.

The Green Valley Agricultural Conservancy (GVAC) and the Middle Green Valley Landowners are also parties to the Settlement Agreement. The Agreement was provided to the court at its April 12, 2017 hearing, and the court discharged its Writ of Mandate. While there are certain obligations of all parties involved, the County is required to revise its Mitigation, Monitoring, and Reporting Program, consistent with provisions of Attachment B to the Agreement.

Certain aspects of the MMRP revisions are appropriate to be incorporated into the Specific Plan itself, as described in the report. Additionally, since the Specific Plan is about seven years old since its original drafting, the County is proposing minor revisions to the text and land use table which provide greater clarity to the document and will assist the visions of the Plan to be realized. These proposed changes are considered non-substantive in nature and an addendum to the previously certified EIR is recommended.

Mr. Walsh noted that there were additional updates to the Specific Plan that were provided under separate cover to the commission prior to the hearing. Those updates included a minor revision to Land Use Table 3-4; Section d(2) and a clarification to Footnote #6 following Table 3-4. Staff recommended in favor of the proposed amendments.

Since there were no questions of staff, Chairperson Cayler opened the public hearing.

Anthony Russo, 4125 Green Valley Road, Fairfield, spoke on behalf of several Green Valley landowners who voiced support for the proposed revisions. He thanked staff for working with the landowners over the years noting that this has not been an easy project to get accomplished. Mr. Russo talked about the context of the plan mentioning that this has become a model plan in showing how to address the urban edge of a community. He said the plan creates an agricultural community with the intent of the homes in that community to support and help continue indefinitely the agricultural viability of the project. He likened the community to that of St. Helena in the Napa Valley because it is structured and compact. Mr. Russo stated that the community is looking very forward to getting this project underway.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to recommend that the Board of Supervisors adopt minor revisions to the Middle Green Valley Specific Plan and approve a revised Mitigation Monitoring and Reporting Program for the Middle Green Valley Specific Plan, including the additional changes recommended by staff. The motion passed unanimously. (Resolution No. 4647)

Item No. 2

**STUDY SESSION HEARING** on commercial cannabis and medical cannabis laws and regulations. No formal action or recommendation will be made. (Project Planner: Karen Avery)

Karen Avery provided an update on the status of the staff research being conducted on the commercial aspects of the cannabis industry. Davina Smith provided an update on the state laws regulating recreational and medical cannabis. The update included a summary of the Trailer Bill which was recently signed into law.

Commissioner Walker referred to staff's part of the presentation that spoke to emergency rule making. He wanted to know who creates these emergency rules.

Ms. Smith explained that the individual agency charged with their area will invoke the emergency rule making procedures. She said there is a State of California Office of Administrative Law that would review the packet of information. The agency would have to provide justification for why it has to be emergency rule making as opposed to regular rule making. The emergency rules would cover in the short term but eventually full regulations would need to be provided.

Commissioner Walker asked if there is anything that specifies the timeframe for accomplishing the fully vetted regulations. Ms. Smith said she believed the time limit on the emergency regulations was a maximum of 180 days. She said the idea is the agency would obtain the emergency regulations to perform day-to-day operations, but would also be working on the regular rule making.

Ms. Avery informed the commission that the next step is to return to the Board of Supervisors with a report and to possibly receive direction regarding commercial cannabis regulations. She said staff expects to return back before the Planning Commission in August with a preliminary draft of commercial cannabis regulations with hopes in finalizing the regulations with the Commission in September then following up with the Board in October.

Commissioner Bauer referred to the issuance of temporary licenses and the need for permits. She wanted to know if a limited immunity constitutes a permit. Ms. Bauer noted that the City of Vallejo have given limited immunity. Davina Smith said that from her interpretation of what she has read is that it will come down to what the local jurisdictions say. If they are communicating to the State that this is the equivalent of their local approval, then an operator would probably be able to apply for a temporary license. She believed that the State is going to be looking to local jurisdictions and what they consider to be approved or not approved.

Chairperson Cayler opened the floor for public comment.

Dr. Marian Fry thanked the commission for moving forward and appreciated the thoughtful consideration being given to this matter. She said this is going to be a wonderful and positive achievement for medical marijuana patients. Dr. Fry stated that there is some confusion with regard to recreational vs medicinal usage and its enforcement. She said from the medical standpoint the most important thing to realize is that medicines are prescribed for patients in order to encourage their health and also to limit the amount of toxicity from pharmaceuticals. Dr. Fry stated that cannabis is a healthier alternative and needs to be available to help people.

Commissioner Hollingsworth spoke of a personal experience with a family member dealing with a medical issue and that the family member was prescribed cannabis in pill form. He wanted to know why this was not a more common practice in prescribing the medicine.

Dr. Fry spoke of her own personal experience commenting that she is a cancer survivor and when she was prescribed the medicine it was in capsule form, but she could not keep it in her stomach and that is why she needed to have smoked medicine. In addition to that, she explained that different patients require different treatments. She said the THC can elevate one's mind and mood to help with depression or chronic pain or someone facing a life threatening illness. She said that cannabis is an herbal medicine and is safer than pharmaceutical drugs. She said the method of cannabis in a pharmaceutical form is not as

effective if it is needed as an antidepressant or for rapid action or anti-nausea and that is why there is a need for the availability in all the aspects of the medicine.

Deanna Garcia, 2920 Marysville Blvd., Sacramento, stated that she is a cannabis farmer in the City of Sacramento. She said she is registered and provides tours to city, county and state officials, as well as neighborhood and community associations who are interested in learning about organic cannabis farming and how it is produced and where it comes from before it goes to the testing labs and then to the dispensaries. Ms. Garcia said that she is interested in opening a medical dispensary in Solano County. She invited the commissioners to come and tour the Sacramento facility.

Kimberly Cargile, director at A Therapeutic Alternative, Sacramento, stated that her medical cannabis dispensary is licensed by the City of Sacramento. She said they have been in operation since 2009 and are located near McKinley Park and across the street from a Montessori school. She commented that there has never been a single incident of a child who has knocked on their door trying to obtain marijuana. She noted that marijuana use in the park or at McKinley Elementary School has not risen, which she confirmed by obtaining statistics from the City of Sacramento. Ms. Cargile commented that they also have not had problems with crime in the many years they have been located there. She encouraged the commission to come and tour the facility to view what she called a well-run dispensary. Ms. Cargile said that they are a positive impact on the community and have acquired many letters of recommendation from their neighbors. She spoke briefly with regard to how the cannabis is made, tested and treated. Ms. Cargile commented that many Solano County residents use their facility. She said the reason why this industry exists is because there are patients that need safer medicine and safe access to that medicine.

Commissioner Bauer wanted to know the percentage of customers coming from Solano County. Ms. Cargile said that she would have to analyze their database but estimated that it is in the thousands.

Haley Andrew appeared before the commission and stated that she works at A Therapeutic Alternative and is also interested in opening a medical cannabis dispensary in Solano County. She said medical cannabis users should have the ability to get properly tested medicine and not have to go someplace where the facility would be considered to be less than the standard in the industry.

Commissioner Bauer asked Ms. Andrew if she considered the Vallejo dispensaries to be less than standard. Ms. Andrew responded by saying that it is important for a facility to test their medicine properly and to educate their patients. She said in taking tours of other dispensaries, the education is not always there. She commented that many of their patients are 45 years and older and the reason being is that they have gained the respect of the community because they provide a good education about the medicine and how to properly use it. In response to Commissioner Bauer's second inquiry, Ms. Andrew responded that she has not toured any of the dispensaries located within the City of Vallejo.

Chairperson Cayler commented on how helpful all of the correspondence has been that the commission has received and that the commission has learned a lot in these study sessions. Commissioner Rhoads-Poston thanked staff for a very informative presentation.

Commissioner Walker echoed the sentiments that staff provided a very informative presentation. He commented that he was able to attend one of the road tours offered by the County in which they visited two facilities in the City of Oakland and a testing facility in the City of Berkeley; all three being very different and very serious enterprises. He commented that the edible manufacturer is not what he would have expected noting how they used hair nets and gloves and worked in very clean areas and with protective clothing. Mr. Walker said he saw a lot of pride in workmanship and that was very impressive to him. He spoke about the indoor nursery and how impressed he was because the facilitator was a true botanist and it was amazing the special care they took of the plants. He stated that the testing lab was interesting and he could tell that it was a complete testing room with secure rooms and expensive machinery. Commissioner Walker said that what he took away the most from his experience was how professional it all was.

Commissioner Walker made personal reference to a recent trip he took to Colorado and how in downtown Denver cannabis is available in retail facilities. He noted that they did not necessarily make the distinction between medical and recreational use. He said while visiting in Aspen, he noticed cannabis offered in a retail outlet, equating it to something like being on Rodeo Drive in Beverly Hills with a public promenade and all kinds of eateries and expensive retail outlets. He said it was very interesting to see how they have incorporated every aspect of cannabis into their retail sight lines. Mr. Walker said for him he would be interested in hearing more on this subject or perhaps attending the Sonoma County Dirt to Dispensary Workshop event that staff had mentioned. He said he looked forward to the continuing conversation on this subject matter.

Chairperson Cayler thanked everyone for their time and participation.

#### **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.



**PROPERTY INFORMATION:**

**A. Applicant/Owner:**

Elmira Baptist Church  
6111 California Pacific Road  
PO Box 160  
Elmira, CA 95625

**B. General Plan Land Use Designation/Zoning:**

General Plan: Traditional Community Mixed Use (TC-MU)  
Zoning: Residential Traditional Community (RTC-20)

**C. Existing Use:** Church Facility

**D. Adjacent Zoning and Uses:**

North: Exclusive Agriculture (A-40/ vacant then row crop)  
South: Residential Traditional Community (RTC-20)/single family residence  
East: Residential Traditional Community (RTC-20)/Southern Pacific Railroad Tracks  
West: Residential Traditional Community (RTC-20)/single family residence

**E. Environmental Setting**

The project site is located at 6111 California Pacific Road in unincorporated Elmira. The project site is located in a traditional community residential area on a parcel approximately 1.27 acres in size. The Elmira Baptist Church has occupied the site since the 1950's. The parcel is developed with a 2500 sq. ft. stucco building used as a main church sanctuary with offices and restrooms. A modular building of 960 sq. ft. is connected to the stucco building and is used for classrooms. The only other structure on the property is a small storage shed located behind the modular building which is adjacent to a children's playground.

Access to the site is from two driveways off California Pacific Road. There are currently two parking areas on the site. One gravel parking lot located on the north side of the two existing buildings and one asphalt parking lot located to the south of the two existing buildings. These parking lots are separated by a grassy area in front of the existing sanctuary building and do not connect. The asphalt parking area on the south side connects to a gravel/grassy field that is used for additional parking. The property frontage along California Pacific Road is bordered by raised landscaped flowerbeds that contain trees, shrubs and annuals.

There is an existing free standing sign (24 sq. ft.) identifying the church. The plywood sign is mounted on wooden posts with indirect lights.

Water is provided by the Solano Irrigation District. The church recently completed a project connecting the existing facilities to the City of Vacaville's sanitary sewer system. Other utilities such as natural gas and electricity are on-site.

**F. Project Description**

The applicant is proposing to construct a 5,400 sq. ft. sanctuary as a phased construction project. The proposed sanctuary will be adjacent to the two existing buildings. The proposed sanctuary will accommodate a 230 non-fixed seat auditorium, staff offices, bookstore for church members and a break room for staff and church members. Upon completion of construction of the proposed sanctuary, the applicant proposes to modify the existing stucco building (former sanctuary) to accommodate the need for classrooms and additional restrooms. None of the existing buildings on the site are to be demolished.

Church services are held on Sunday with two main services; one at 9:45 a.m. and the second at 11:00 a.m. Smaller services are held at 6:00 p.m. on Sunday and 7:00 p.m. on Wednesday. Current attendance at the

smaller services is 40-60 parishioners. Attendance at the main services are between 100-125 parishioners. No changes to the schedule of services is being proposed.

Access and Parking:

Access will continue to be from California Pacific Road. The current northern driveway will remain and lead to a parking area with eight parking spaces. The current southern driveway will be relocated and that parking lot expanded to include 34 parking spaces. This parking lot will include landscaped islands and four 25' light poles with LED lighting directed downward. In addition to the two parking lots, there will be nine new parking spaces along the western side of the new sanctuary. An additional 17 spaces will be located adjacent to California Pacific Road and will allow the two parking areas to connect. All new parking areas are proposed to be paved. The applicant has submitted a preliminary landscape plan which indicates five species of trees to be planted within the parking lot and along California Pacific Road.

Project Phasing:

The construction is proposed in four phases (duration of each phase is approximately six months):

- Phase 1 - Site grading, utilities, foundation
- Phase 2 - Construction begins of new sanctuary
- Phase 3 - Install parking lot, obtain Certificate of Occupancy for new sanctuary
- Phase 4 - Remodel of existing buildings

## **Discussion and Analysis**

### **G. General Plan and Zoning Consistency**

General Plan

The proposed project would occur on land designated Traditional Community Mixed Use. Per the Solano County General Plan, the designation of Traditional Community Mixed Use recognizes the current residential and mixed-use communities where previous development has occurred and specific to certain areas of the unincorporated county such as the Elmira area.

Zoning

The site is located on land zoned Residential Traditional Community which allows public assembly uses such as churches with an approved conditional use permit. The church was established in 1957 and has been in continuous operation since that time. In 2007, the Zoning Administrator approved a Use Permit to add a modular building to be used as classrooms as a part of the church campus. Although the existing church facility did not meet the current minimum site development standards, enumerated in Section 28.73.30A & B which were added to the Zoning Regulations in 1997, the Zoning Administrator approved the use permit for the addition of the modular building and waived the strict adherence to the modern day development standards. The Zoning Administrator reasoned that the church facilities were lawfully established prior to the additional development standards now in place and it would be unreasonable to expect that they could comply with each and every one of the new standards.

The church is now requesting a revision to the use permit to add a sanctuary building within the existing church facility site. The proposed sanctuary will meet many of the current minimum site development standards; however, as recognized by the approved 2007 use permit and waiver, the church facility will not meet all of the minimum development standards as defined in the Zoning Regulations. Specifically, the church will not meet the requirements in Section 28.73. 30B1.a, c, d, and j:

- a. Located on a principal street on a minimum one-acre site.

*California Pacific Road is not a principal street.*

- c. A six-foot-high decorative masonry wall shall be constructed and maintained on all side and rear property

lines abutting R Districts, excepting the Rural Residential (RR) District.

*The location of an alley, required parking spaces and shape of the parcel prohibit installing a six-foot high masonry wall along the side and rear property lines.*

d. No building shall be located closer than twenty-five feet to any property line constituting the parcel boundary.

*The existing modular classroom does not meet the 25' from rear or side property lines. However, the new sanctuary is placed on the parcel so that it meets the 25' from each parcel boundary.*

j. The development standards set forth in subdivision (1) through (9), inclusive, shall not apply to the review and consideration of any conditional use permit application that was filed prior to November 4, 1997. The minimum development standard for such applications are that the use shall be located on a principal street on a minimum on half acre parcel; and in all districts, shall maintain a minimum ten-foot wide landscape strip on all property lines abutting R districts.

*The parcel is not located on a principal street and does not meet the landscaping buffer requirements of 10' due to the layout of the church facility on the lot.*

As noted above, churches are an allowed use with an approved conditional use permit in the Residential Traditional Community zone district, the use permit and waiver for this church facility was established in 2007 during the planning review of the addition of the modular classroom. Because in 2007, it was determined that the existing church facility had been operating on the parcel since the 1950's and could not meet the 1997 development standards; the proposed sanctuary, re-model of the existing buildings, and parking lot improvements can also be found consistent with the intent of the County's Zoning Regulations.

## **H. Environmental Analysis**

An Initial Study and Negative Declaration have been prepared for the project and circulated for public review. The public comment period expires August 1, 2017. No comments have been received to date. In summary, the Negative Declaration found that the project could not have a significant effect on the environment. Details regarding each of the California Environmental Quality Act (CEQA) checklist items considered for this project are discussed in Attachment C.

## **I. Project Review**

As part of the Department of Resource Management project review process, the application Initial Study, and Negative Declaration have been reviewed by various County Departments, as well as other local agencies. Any recommended conditions of approval have been incorporated into the use permit resolution.

### **Solano County Building Division**

The Building Division reviewed the application and commented that any new construction will require approval of a building permit. A condition of approval requiring a building permit is included below.

### **Solano County Public Works Engineering Division**

California Pacific Road is a County of Solano maintained road. Any on-site grading and driveway improvements will require a grading permit and encroachment permit as noted in the conditions of approval below.

### **Solano County Environmental Health Division**

At this time, the applicant has indicated that the breakroom/kitchen is for employee use only. If in the future, the kitchen use was to change to include food being prepared by members or guests, a food permit will be needed. The requirement for a food permit would also include an update to the kitchen facilities to meet the

standards in the California Retail Food Code. This language is included in the conditions of approval below.

**Solano Irrigation District**

The project was reviewed by the Solano Irrigation District which provides potable water to the church facility. A complete list of their requirements is included below.

**City of Vacaville**

The City of Vacaville provided a "will serve" letter for the connection to the City of Vacaville sanitary system. No other comments were received from the City of Vacaville.

**FINDINGS:**

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

The church facility has been established on the property since the 1950's and churches are a conditionally permitted land use within the Traditional Community Mixed Use designation as well as the Residential Traditional Community Zoning District. Traffic circulation and population density and distribution would not be changed by this project

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

Vehicular access to the site will continue to be from two driveways off California Pacific Road. The site has existing electrical power and the 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 potable water to the site and the City of Vacaville will provide septic service.

- 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.**

A Draft Initial Study and Negative Declaration was prepared and circulated by the Department of Resource Management. No potentially significant adverse environmental impacts are likely to occur with this project. Implementation of conditions of approval would prevent the project from creating significant effects to the persons residing or working in, or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**CONDITIONS OF APPROVAL:**

*General*

1. Approval is hereby granted to the Elmira Baptist Church for the continued use of the church and the addition of a 5400 square foot sanctuary, the re-modeling of the existing sanctuary and modular classroom buildings and the improvements to the parking lot in accord with the application materials and development plans submitted with Minor Revision No. 1 of Use Permit U-06-23 and as approved by the Solano County Planning Commission.

2. 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 or property in the surrounding areas.
3. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. 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 surrounding properties.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
7. The Minimum Development Standards enumerated in Section 28.73.30A & B of the Zoning Regulations are waived and shall not be applied to the new church sanctuary and existing improvements.
8. A permittee shall apply for and obtain a sign permit from the Department of Resource Management prior to installation of new signage.
9. Failure to comply with any of the conditions or limitations set forth in the subject conditions of approval shall be cause for the revocation of this permit.
10. This use permit is approved for an indefinite term and shall be subject to periodic compliance review every five years beginning on August 3, 2022. Cost for the compliance review will be subject to the Board of Supervisor's approved fees at that time.

*Building & Safety Division*

11. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
12. The building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the 2016 California Building Code Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures. The building shall meet all the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code (CalGreen). The building shall be designed by a licenses and/or registered architect/engineer who is knowledgeable in Green Building Codes.
13. 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 Solano County Building Official has issued a certificate of occupancy.

14. Permittee shall obtain a separate permit for any grading.
15. A geotechnical/soils report shall be required for any expansions to existing buildings or for the construction of new buildings.
16. The building permit plans shall include a code analysis as listed below and the design shall be under the 2016 California Codes and all current rules, regulations, laws and ordinances of the local, state, and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
  - A) Occupancy Classification
  - B) Type of Construction
  - C) Seismic Zone
  - D) Location of Property
  - E) Height of all buildings and structures
  - F) Square footage
  - G) Occupant Load
  - H) Allowable Floor Area
  - I) Height and Number of Stories
17. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 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 the work proposed and show in detail that it will conform to the provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
18. The site and all facilities shall meet all of the accessibility requirement found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 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 and designed by a licensed architect reflecting all site accessibility.
19. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
20. The Fire District will reassess the site for fire, life and safety requirements.

#### *Environmental Health Division*

21. Environmental Health is not requiring a food permit at this time as the permittee has indicated that the kitchen facilities inside the church are for employee/breakroom use only. Should the permittee decide to change the function to a use that allows members, guests or others to prepare food for service either on or off-site, a food permit shall be required. Prior to utilizing any kitchen facilities for food service, the applicant shall submit plans to Environmental Health for review and approval. The permittee may apply for a food

permit once the facilities have been constructed to meet California Retail Food Code requirements and received a final inspection by the Environmental Health Division.

*Public Works Engineering*

22. The permittee shall apply for, secure and abide by the terms and conditions of grading permit prior to any onsite grading. The permittee shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
23. The permittee shall apply for, secure and abide by the conditions of an encroachment permit for any work that is proposed within the County right-of-way including any planned driveway connections to California Pacific Road. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

*Solano Irrigation District*

24. The Elmira Improvement District currently provides the parcel with a 1" potable water service and 2" fire service. Raw irrigation water is currently unavailable to the site.
25. The improvement plans shall include a District signature block, latest revision, on the title sheet for District approval of the plan set.
26. The relocated fire hydrant and the new proposed irrigation service need to reference the appropriate Standard Details, latest revision, and the Standard Details must be included in the improvement plan set.
27. Prior to SID approval:
  - a. The developer shall be required to sign and pay for a work order. The work order is the mechanism to which all fees and charges associated with District staff time/or materials will be charged for reimbursement from the landowner.
  - b. The developer shall pay the current Elmira Improvement District fee, as outlined in Resolution 91-36, for the new landscape irrigation service. The connection fee is \$5,040.00.
28. All costs related to the installation of the new landscape irrigation service and the relocation of the existing fire hydrant shall be borne by the developer.
29. Prior to construction, the developer's contractor shall be required to apply for and obtain a standard District Encroachment Permit. The encroachment filing fee is \$125.00 and the deposit is \$1,200.00.
30. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

ATTACHMENTS:

- A - Draft Resolution
- B - Assessor Map
- C - Negative Declaration
- D1-4 - Development Plans

# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. XX

---

**WHEREAS**, the Solano County Planning Commission has considered Minor Revision No. 1 to Use Permit No. U-06-23 of **Elmira Baptist Church** for the construction of a new 5400 square foot sanctuary, re-model of existing church facilities and parking lot improvements located at 6111 California Pacific Road, in the unincorporated community of Elmira, in an “RTC-20” Residential Traditional Community Zoning District, APN 0142-041-030, and;

**WHEREAS**, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 3, 2017, and;

**WHEREAS**, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

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

The church facility has been established on the property since the 1950's and churches are a conditionally permitted land use within the Traditional Community Mixed Use designation as well as the Residential Traditional Community Zoning District. Traffic circulation and population density and distribution would not be changed by this project

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

Vehicular access to the site will continue to be from two driveways off California Pacific Road. The site has existing electrical power and the 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 potable water to the site and the City of Vacaville will provide septic service.

- 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.**

A Draft Initial Study and Negative Declaration was prepared and circulated by the Department of Resource Management. No potentially significant adverse environmental impacts are likely to occur with this project. Implementation of conditions of approval would prevent the project from creating significant effects to the persons residing or working in, or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby approve Minor Revision No. 1 to Use Permit No. U-06-23 subject to the following recommended conditions of approval:

*General*

1. Approval is hereby granted to the Elmira Baptist Church for the continued use of the church and the addition of a 5400 square foot sanctuary, the re-modeling of the existing sanctuary and modular classroom buildings and the improvements to the parking lot in accord with the application materials and development plans submitted with Minor Revision No. 1 of Use Permit U-06-23 and as approved by the Solano County Planning Commission.
2. 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 or property in the surrounding areas.
3. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. 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 surrounding properties.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
7. The Minimum Development Standards enumerated in Section 28.73.30A & B of the Zoning Regulations are waived and shall not be applied to the new church sanctuary and existing improvements.
8. A permittee shall apply for and obtain a sign permit from the Department of Resource Management prior to installation of new signage.
9. Failure to comply with any of the conditions or limitations set forth in the subject conditions of approval shall be cause for the revocation of this permit.
10. This use permit is approved for an indefinite term and shall be subject to periodic compliance review every five years beginning on August 3, 2022. Cost for the compliance review will be subject to the Board of Supervisor's approved fees at that time.

*Building & Safety Division*

11. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
12. The building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the 2016 California Building Code Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures. The building shall meet all the

requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code (CalGreen). The building shall be designed by a licenses and/or registered architect/engineer who is knowledgeable in Green Building Codes.

13. 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 Solano County Building Official has issued a certificate of occupancy.
14. Permittee shall obtain a separate permit for any grading.
15. A geotechnical/soils report shall be required for any expansions to existing buildings or for the construction of new buildings.
16. The building permit plans shall include a code analysis as listed below and the design shall be under the 2016 California Codes an all current rules, regulations, laws and ordinances of the local, state, and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
  - A) Occupancy Classification
  - B) Type of Construction
  - C) Seismic Zone
  - D) Location of Property
  - E) Height of all buildings and structures
  - F) Square footage
  - G) Occupant Load
  - H) Allowable Floor Area
  - I) Height and Number of Stories
17. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 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 statues 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 the work proposed and show in detail that it will conform to the provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.
18. The site and all facilities shall meet all accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 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 and designed by a licensed architect reflecting all site accessibility.
19. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
20. The Fire District will reassess the site for fire, life and safety requirements.

*Environmental Health Division*

21. Environmental Health is not requiring a food permit at this time as the permittee has indicated that the kitchen facilities inside the church are for employee/breakroom use only. Should the permittee decide to change the function to a use that allows members, guests or others to prepare food for service either on or off-site, a food permit shall be required. Prior to utilizing any kitchen facilities for food service, the applicant shall submit plans to Environmental Health for review and approval. The permittee may apply for a food permit once the facilities have been constructed to meet California Retail Food Code requirements and received a final inspection by the Environmental Health Division.

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26. The relocated fire hydrant and the new proposed irrigation service need to reference the appropriate Standard Details, latest revision, and the Standard Details must be included in the improvement plan set.

27. Prior to SID approval:

a. The developer shall be required to sign and pay for a work order. The work order is the mechanism to which all fees and charges associated with District staff time/or materials will be charged for reimbursement from the landowner.

b. The developer shall pay the current Elmira Improvement District fee, as outlined in Resolution 91-36, for the new landscape irrigation service. The connection fee is \$5,040.00.

28. All costs related to the installation of the new landscape irrigation service and the relocation of the existing fire hydrant shall be borne by the developer.

29. Prior to construction, the developer's contractor shall be required to apply for and obtain a standard District Encroachment Permit. The encroachment filing fee is \$125.00 and the deposit is \$1,200.00.

30. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 3, 2017 by the following vote:

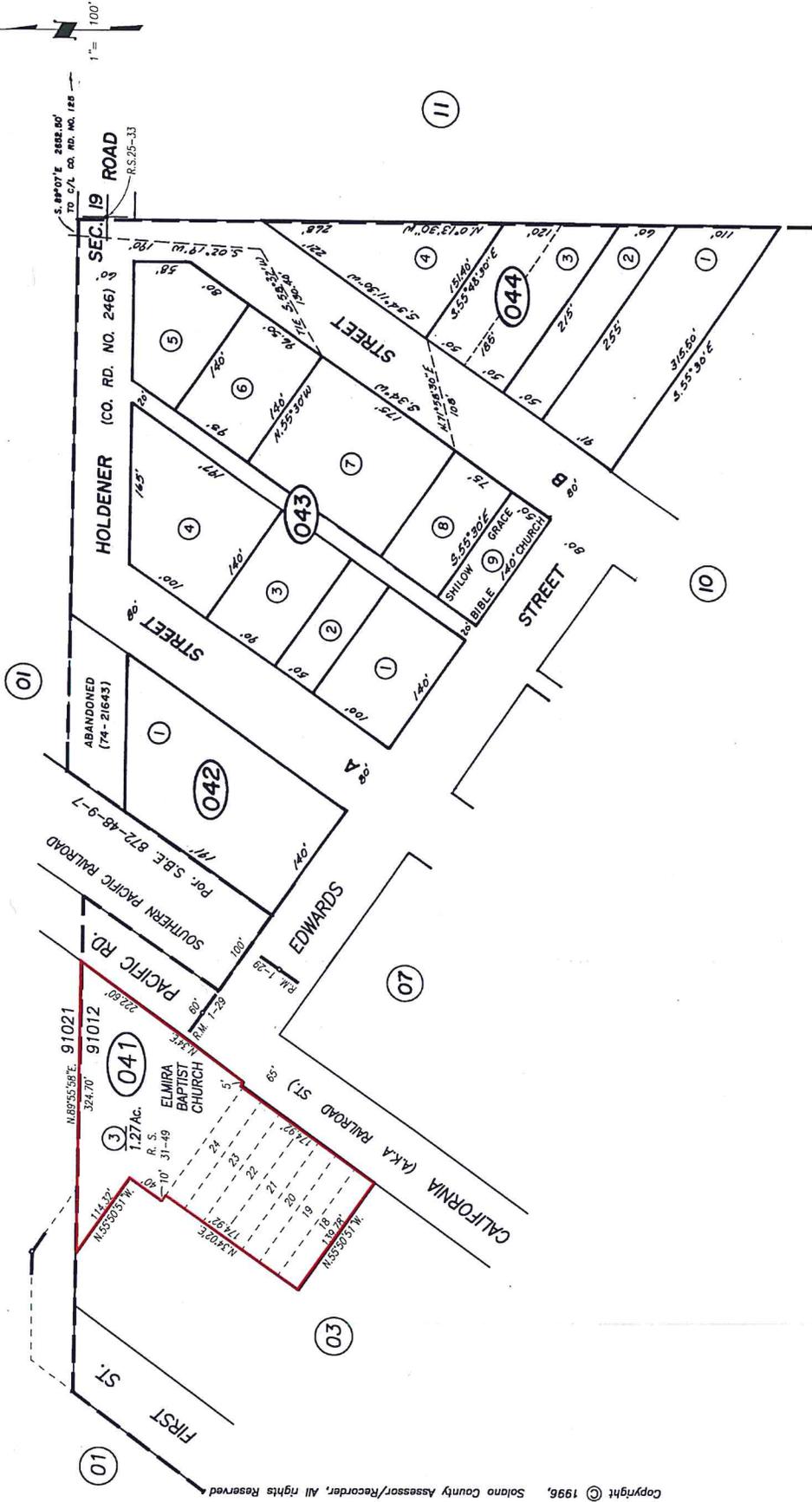
AYES:	Commissioners	_____
		_____
NOES:	Commissioners	_____
		_____
EXCUSED:	Commissioners	_____
		_____

By: \_\_\_\_\_  
Bill Emlen, Secretary

Tax Area Code  
91012

POR. SW. 1/4 SEC. 19, T. 6 N., R. 1 E., M.D.B. & M.

142-04



Assessor's Map Bk. 142 Pg. 04  
County of Solano, Calif.

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
041-01 (10)	5-22-15	DV
041-01&02 (8)	4-25-14	DV
R.S.25-33	5-17-02	JS

Vaca Station, R.M. Bk. 1 Pg. 29

Assessor's Black Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

16-17

**NEGATIVE DECLARATION  
OF THE  
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

**PROJECT TITLE:**

Elmira Baptist Church  
U-06-23-MR1

**PROJECT DESCRIPTION AND LOCATION:**

**Project Location:**

The project site is located at 6111 California Pacific Road in unincorporated Elmira. The project site is located in a traditional community residential area on a parcel approximately 1.27 acres in size. The Elmira Baptist Church has occupied the site since the 1950's. The parcel is developed with a 2500 sq. ft. stucco building used as a main church sanctuary with offices and restrooms. A modular building of 960 sq. ft. is connected to the stucco building and is used for classrooms. The only other structure on the property is a small storage shed located behind the modular building which is adjacent to a children's playground.

Access to the site is from two driveways off California Pacific Road. There are currently two parking areas on the site. One gravel parking lot located on the north side of the two buildings and one asphalt parking lot located to the south of the two buildings. These parking lots are separated by a grassy area in front of the existing sanctuary building and do not connect. The asphalt parking area on the south side connects to a gravel/grassy field that is used for additional parking. The property frontage along California Pacific Road is bordered by raised landscaped flowerbeds that contain trees, shrubs and annuals.

There is an existing free standing sign (24 sq. ft.) identifying the church. The plywood sign is mounted on wooden posts with indirect lights.

Water is provided by the Solano Irrigation District. The facility utilizes an on-site septic system; however, the church is in the process of connecting to the City of Vacaville for septic service. Other utilities such as natural gas and electricity are on-site.

**Project Description:**

The applicant is proposing to construct a 5,400 sq. ft. sanctuary as a phased construction project. The proposed sanctuary will be adjacent to the two existing buildings. The proposed sanctuary will accommodate a 230 non-fixed seat auditorium, staff offices, bookstore for church members and a break room for staff and church members. Upon completion of construction of the proposed sanctuary, the applicant proposes to modify the existing stucco building (former sanctuary) to accommodate the need for classrooms and additional restrooms. None of the existing buildings on the site are to be demolished.

Church services are held on Sunday with two main services; one at 9:45 a.m. and the second at 11:00 a.m. Smaller services are held at 6:00 p.m. on Sunday and 7:00 p.m. on Wednesday.

Current attendance at the smaller services is 40-60 parishioners. Attendance at the main services are between 100-125 parishioners. No changes to the schedule of services is being proposed.

**Access and Parking:**

Access will continue to be from California Pacific Road. The current northern driveway will remain and lead to a parking area for eight spaces. The current southern driveway will be relocated and that parking lot expanded to include 34 spaces. This parking lot will include landscaped islands and four 25' light poles with LED lighting directed downward. In addition to the two parking lots, there will be nine new parking spaces along the western side of the new sanctuary. An additional 17 spaces will be located adjacent to California Pacific Road and will allow the two parking areas to connect. An additional 17 spaces will be located adjacent to California Pacific Road and will allow the two parking areas to connect. All new parking areas are proposed to be paved. The applicant has submitted a preliminary landscape plan which indicates five are species of trees to be planted within the parking lot and along California Pacific Road.

**Project Phasing:**

The construction is proposed in four phases (duration of each phase is approximately six months):

Phase 1 – Site grading, utilities, foundation

Phase 2 - Construction begins of new sanctuary

Phase 3 – Install parking lot, obtain Certificate of Occupancy for new sanctuary

Phase 4 – Remodel of existing buildings

**FINDINGS:**

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

**PREPARATION:**

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at [www.solanocounty.com](http://www.solanocounty.com) under Departments, Resource Management, Documents, Departmental Reports.



---

Michael Yankovich, Planning Program Manager  
Solano County Dept. of Resource Management  
675 Texas Street, Suite 5500, Fairfield, CA 94533  
(707) 784-6765

# **Elmira Baptist Church**

**Use Permit No. U-06-23-MR1  
Draft Initial Study and  
Negative Declaration**



**July 11, 2017**

**Prepared By  
Department of Resource Management  
County of Solano**

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## DEPARTMENT OF RESOURCE MANAGEMENT PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

### Introduction

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

<b>Project Title:</b>	Elmira Baptist Church
<b>Application Number:</b>	U-06-23-MR1
<b>Project Location:</b>	6111 California Pacific Road, Elmira
<b>Assessor Parcel No.(s):</b>	0142-041-030
<b>Project Sponsor's Name and Address:</b>	Elmira Baptist Church Jesse Harder 6111 California Pacific Road Elmira, CA 95625

### 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 at 675 Texas Street, Suite 5500, 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: Karen Avery, Senior Planner  
675 Texas Street Suite 5500  
Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: [kmavery@solanocounty.com](mailto:kmavery@solanocounty.com)
- Submit comments by the deadline of: August 1, 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.

7/10/17  
Date

Karen Avery  
Karen Avery  
Senior Planner

## **1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION**

### **1.1 ENVIRONMENTAL SETTING:**

The project site is located at 6111 California Pacific Road in unincorporated Elmira. The project site is located in a traditional community residential area on a parcel approximately 1.27 acres in size. The Elmira Baptist Church has occupied the site since the 1950's. The parcel is developed with a 2500 sq. ft. stucco building used as a main church sanctuary with offices and restrooms. A modular building of 960 sq. ft. is connected to the stucco building and is used for classrooms. The only other structure on the property is a small storage shed located behind the modular building which is adjacent to a children's playground.

Access to the site is from two driveways off California Pacific Road. There are currently two parking areas on the site. One gravel parking lot located on the north side of the two buildings and one asphalt parking lot located to the south of the two buildings. These parking lots are separated by a grassy area in front of the existing sanctuary building and do not connect. The asphalt parking area on the south side connects to a gravel/grassy field that is used for additional parking. The property frontage along California Pacific Road is bordered by raised landscaped flowerbeds that contain trees, shrubs and annuals.

There is an existing free standing sign (24 sq. ft.) identifying the church. The plywood sign is mounted on wooden posts with indirect lights.

Water is provided by the Solano Irrigation District. The church recently completed a project connecting the existing facilities to the City of Vacaville's sanitary sewer system. Other utilities such as natural gas and electricity are on-site.

### **1.2 PROJECT DESCRIPTION:**

The applicant is proposing to construct a 5,400 sq. ft. sanctuary as a phased construction project. The proposed sanctuary will be adjacent to the two existing buildings. The proposed sanctuary will accommodate a 230 non-fixed seat auditorium, staff offices, bookstore for church members and a break room for staff and church members. Upon completion of construction of the proposed sanctuary, the applicant proposes to modify the existing stucco building (former sanctuary) to accommodate the need for classrooms and additional restrooms. None of the existing buildings on the site are to be demolished.

Church services are held on Sunday with two main services; one at 9:45 a.m. and the second at 11:00 a.m. Smaller services are held at 6:00 p.m. on Sunday and 7:00 p.m. on Wednesday. Current attendance at the smaller services is 40-60 parishioners. Attendance at the main services are between 100-125 parishioners. No changes to the schedule of services is being proposed.

#### **Access and Parking:**

Access will continue to be from California Pacific Road. The current northern driveway will remain and lead to a parking area for eight spaces. The current southern driveway will be relocated and that parking lot expanded to include 34 spaces. This parking lot will include landscaped islands and four 25' light poles with LED lighting directed downward. In addition to the two parking lots, there will be nine new parking spaces along the western side of the new sanctuary. An additional 17 spaces will be located adjacent to California Pacific Road and will allow the two parking areas to connect. All new parking areas is proposed to be paved. The applicant has submitted a preliminary landscape plan which indicates fives species of trees to be planted within the parking lot and along California Pacific Road.

**Project Phasing:**

The construction is proposed in four phases (duration of each phase is approximately six months):

Phase 1 – Site grading, utilities, foundation

Phase 2 - Construction begins of new sanctuary

Phase 3 – Install parking lot, obtain Certificate of Occupancy for new sanctuary

Phase 4 – Remodel of existing buildings

**1.2.1 ADDITIONAL DATA:**

NRCS Soil Classification:	Capay Clay – Class II
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	
Airport Land Use Referral Area:	Zone D
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

**1.2.2 Surrounding General Plan, Zoning and Land Uses**

	General Plan	Zoning	Land Use
<b>Property</b>	Traditional Community – Mixed Use	Residential Traditional Community (RTC-20)	Church Facility
North	Agriculture	Exclusive Agriculture A-40	Vacant then row crop
South	Traditional Community – Mixed Use	Residential Traditional Community (RTC-20)	Single family residence
East	Traditional Community Mixed Use	Residential Traditional Community (RTC-20)	Southern Pacific Railroad tracks
West	Traditional Community Mixed Use	Residential Traditional Community (RTC-20)	Single family residence

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

#### **1.3.1 General Plan**

The proposed project would occur on land designated Traditional Community Mixed Use. Per the Solano County General Plan, the designation of Traditional Community Mixed use recognizes the current residential and mixed-use communities where previous development has occurred and specific to certain areas of the unincorporated county such as the Elmira area.

#### **1.3.2 Zoning**

The site is located on land zoned Residential Traditional Community which allows public assembly uses such as churches with an approved conditional use permit. The church was established in 1957 and has been in continuous operation since that time. In 2007, the Zoning Administrator approved a Use Permit to add a modular building to be used as classrooms as a part of the church campus. Although the existing church facility did not meet the current minimum site development standards, enumerated in Section 28.73.30A & B and added to the Zoning Regulations in 1997, the Zoning Administrator approved the use permit for the addition of the modular building and waived the strict adherence to the modern day development standards. The Zoning Administrator reasoned that the church facilities were lawfully established prior to the additional development standards now in place and it would be unreasonable to expect that they could comply with each and every one of the new standards.

The church is now requesting a revision to the use permit to add a sanctuary building within the existing church facility site. The proposed sanctuary will meet many of the current minimum site development standards; however, as recognized by the approved 2007 use permit and waiver, the church facility will not meet all of the minimum development standards as defined in the Zoning Regulations. As noted above, churches are allowed with an approved conditional use permit, the use permit and waiver for this church facility was established in 2007, therefore, the project can be found consistent with the intent of the County's Zoning Regulations.

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

Solano County Department of Resource Management:  
-Building Division  
-Public Works Engineering  
-Environmental Health

#### **1.41 Agencies that May Have Jurisdiction over the Project**

Solano Irrigation District - water  
City of Vacaville - septic

### **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:

### **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"/> Aesthetics               | <input type="checkbox"/> Noise                    |
| <input type="checkbox"/> Geology and Soils        | <input type="checkbox"/> Transportation & Traffic |
| <input type="checkbox"/> Greenhouse Gas Emissions |   |

### **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:

- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural Resources        | <input type="checkbox"/> Population & Housing        |
| <input type="checkbox"/> Air Quality                   |  |
| <input type="checkbox"/> Biological Resources          |  |
| <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Public Services             |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Hydrology and Water           |  |
| <input type="checkbox"/> Land Use Planning             |  |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities & Service Systems |

## 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

## Discussion

a-c. The project site is not located within ¼ mile of a scenic highway (Interstate 505 or Interstate 80) as designated by the Resources Chapter of the Solano County General Plan. There are no historic buildings or rock out-croppings that would be substantially damaged by the project. The property has historically been used as church and the addition of a new sanctuary should not substantially degrade the existing visual character of the site and its surroundings; therefore, a **less than significant impact** is expected.

d. The proposed parking lot located on the south end of the parcel will have up to four 25' light poles with LED lighting for security purposes. These lights are directed downward and away from neighboring properties. There will be bollards with LED lights to mark the travel lanes in the parking lot. These lights are not expected to cause substantial glare. The proposed sanctuary building will have security lights on the outside of the building. These light will be hooded and tilted downward and away from neighboring properties; therefore, a **less than significant impact** is expected.

e. The project would not increase shading on public open space. **No impact.**

## 2.2 Agricultural Resources

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"/>

**Discussion:**

a-c. The proposed project not located in an agricultural area of Solano County and will not convert farmland to a non-agricultural use. The property is not under a Williamson Act contract. **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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a-d. The project site is in the unincorporated area of Elmira in Solano County and is managed by the Yolo Solano Air Quality Management District (YSAQMD). The proposed sanctuary will have no impacts on implementation of the applicable air quality plans established by the YSAQMD. The applicant's proposal will not create objectionable odors and does not emit hazardous or toxic gas into the environment.

The applicant estimates that the number of employees during a 24-hour day will not be increased with this project. Currently there are four employees and no additional employees are proposed. This equates to approximately eight daily vehicle trips associated with employees coming to and from work.

The applicant states that there are currently between 20-25 vehicles on the property during the smaller services held on Wednesday and Sunday nights and between 40-50 vehicles during the main services on Sunday morning. With the addition of the new sanctuary, there will be an increase in the number of parking spaces to 69. The applicant anticipates the maximum number of vehicles at the site at one time is 65 which is an additional 15 vehicles; this is not a significant increase in the number of vehicles on-site and would not pose a substantial increase in pollutant concentrations. **No impacts** are anticipated.

e. The applicant's proposal will not create objectionable odors and does not emit hazardous or toxic gas into the environment. **No Impact.**

## 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

### Discussion:

a. The project site has been previously disturbed by the property owner. The property has been used for a church facility for almost 60 years. The property is located in an area designated as Traditional Community Mixed use by the Solano County General Plan which recognizes the residential and commercial uses in the area. The Solano County General Plan did not designate this area as a priority habitat area per Figure RS-1. These Priority Habitat Areas are located throughout the County but not within this area of unincorporated Elmira. **No impacts** expected.

b-f. The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact.**

## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. There are no structures proposed for removal, historical or otherwise. The proposed 5400 sq. ft. sanctuary building will be located on grounds that have been disturbed by the property owner for many years. No changes in archaeological, paleontological or geologic resources are anticipated. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). Therefore, **no impacts** are anticipated.

## 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

2)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a-i,ii. The Public Health and Safety Chapter of the General Plan (Page HS-31) indicates that the area is not in an earthquake fault zone and does not have unique geologic or physical features. The closest known fault, Vaca-Kirby Hills Fault, is approximately five miles to the southeast of the project. Rupture of this fault or any fault, could expose people or structures to potential substantial adverse effects and strong ground shaking. However, properly designed structures, using the current Uniform Building Code requirements, should reduce any damage from ground shaking impacts to be **less than significant**.

a.iii & c. Figure HS-9 (Liquefaction Potential) of the Health and Safety chapter in the General Plan, shows the subject property to be located within an area of medium liquefaction potential. A geotechnical study will be required for any building permit approval to ensure the building and structural foundations meet the required standards for the soil conditions on site. Thus impacts are anticipated to be **less than significant**.

a.iv. The project site is not located in an area known for landslides, per Solano County General Plan Figure HS-8 – Landslide Stability. **No impact**.

b. The new sanctuary will be constructed over a portion of the site that was previously paved. The south parking lot expansion may result in topsoil loss due to paving; the applicant has indicated that additional soil may have to be brought in to raise the pads for the parking lot and new sanctuary. The proposed project would be subject to approval of a grading and drainage plan from the Solano County Public Works Engineering Division which would ensure that the building pad and parking lot design is engineered to minimize erosion problems. Therefore, impact would be **less than significant**.

d. As noted above, the site specific geotechnical studies would be required at the time of building permit application. This would verify the absence or presence of potentially expansive soils and any mitigation necessary. Therefore, impacts are expected to be **less than significant**.

e. The church facility is in the process of connecting to the City of Vacaville sewer system. No impacts to soils with regard to septic systems are anticipated. **No impact**.

## 2.7 Greenhouse Gas Emissions

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. No one single project can have a significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. **No impact**.

b. As proposed, the project should not conflict with goals and policies of the Solano County Plan which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). **Less than significant impact**.

## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a-d. The propose project will not create a significant hazard to the public or the environment through the release of hazardous materials nor emit hazardous emissions. The project site is not known to be a hazardous materials site and the applicant has indicated that no hazardous materials will be stored on the property. **No impacts** are anticipated.

e-f. The project is located within Zone D of the Travis Air Force Base Land Use Compatibility Plan. The site is not required to be reviewed by the Solano Airport Land Use Commission as the proposed project does include any structures greater than 200' in height. **No impact** should occur.

g-h The project would not impair the implementation or physically interfere with an emergency response or evacuation plan. Per the Solano County General Plan Figure HS-12, the project site is not located in an area at risk for wildland fires. The project site is located in an area of low fire risk, the proposed sanctuary will be required to be constructed with a fire sprinkler system per the 2016 California Building Code, which should further prevent exposure to people or structures to a significant risk of loss. **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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

which permits have been granted)?					
c.	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	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"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a-i. The proposed project would not violate any water quality standards or waste discharge requirements. Potable water is provided by the Solano Irrigation District. The church recently completed a project connecting the existing facilities to the City of Vacaville's sanitary sewer system. The applicant has submitted grading and drainage plans to the Public Works & Engineering Division which concluded that the project will not result in impacts to storm water drainage or excessive runoff. According to FEMA maps, the proposed new sanctuary is not located within a 100-year flood zone (Panel #06095C0271E – dated 5/4/2009). **No impact** to water quality or waste discharge is expected.

j. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located in an area prone to inundation due to dam or levee failure, seiche, tsunami, or mudflow. Therefore, the project will have **no impacts**.

## 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"/>

### Discussion:

The site is located on land zoned Residential Traditional Community which allows public assembly uses such as churches with an approved conditional use permit. The church was established in 1957 and has been in continuous operation since that time. In 2007, the Zoning Administrator approved a Use Permit to add a modular building to be used as classrooms as a part of the church campus. Although the existing church facility did not meet the current minimum site development standards, enumerated in Section 28.73.30A & B and added to the Zoning Regulations in 1997, the Zoning Administrator approved the use permit for the addition of the modular building and waived the strict adherence to the modern day development standards. The Zoning Administrator reasoned that the church facilities were lawfully established prior to the additional development standards now in place and it would be unreasonable to expect that they could comply with each and every one of the new standards.

The church is now requesting a revision to the use permit to add a sanctuary building within the existing church facility site. The proposed sanctuary will meet many of the current minimum site development standards; however, as recognized by the approved 2007 use permit and waiver, the church facility will not meet all of the minimum development standards as defined in the Zoning Regulations. As noted above, churches are allowed with an approved conditional use permit, the use permit and waiver for this church facility was established in 2007, therefore, the project can be found consistent with the intent of the County's Zoning Regulations.

The project will not conflict with any Habitat Conservation Plan or natural Community Conservation Plan as there is no conservation plan in the area. **No impacts** are expected.

## 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?

**Discussion:**

a-b. There are no known mineral resources of value to the region in the project area and no locally important mineral resource recovery sites delineated in the Solano County General Plan. Therefore, no mineral resources will be lost and **no impacts** will occur.

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

**Discussion:**

a-d. The property has been historically used as a church facility for more 60 years. The addition of a new sanctuary should not substantially increase the noise associated with the operations of the church as there no proposed changes to the operating schedule. Services will continue to be on Sunday morning, Sunday evening and Wednesday evening. The short-term noise level will experience an incremental increase due to the construction activities involved with the construction of the new sanctuary and parking lot. The equipment used for site preparation and grading will create the maximum noise levels. Heavy construction should only occur between the hours of 8:00 a.m. and

5:00 p.m., Monday through Friday. No work should be conducted on Sundays or Federal holidays. **Impacts would be less than significant.**

e-f. The project is located in Zone D of the Travis Air Force Base Land Use Compatibility Plan. There are no maximum density limits to projects located in Zone D. The proposed project does not expose people to excessive noise levels associated with air traffic. **No impact.**

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

a-c,. The proposed project will not induce population growth directly or indirectly or construct infrastructure that could induce population growth. The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

The project itself will have a minimal effect on public services.

(a 1-5) The Fire District has adequate facilities and this project does not require the need for new fire station facilities. The Sheriff’s Department has adequate facilities and staff to serve the area. The project would not require the need for new schools or parks. Approval of this proposed project would have **no impact** on public services.

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

**Discussion:**

a-c. The proposed project would not increase the number of use of existing parks or other recreational facilities, nor require the construction or expansion of new recreational facilities nor physically degrade existing recreational resources. **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. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b.	Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

**Discussion:**

a,b,e,f. California Pacific Road is a Solano County maintained road. Per the Solano County Public Works Engineering Division, there are no recent traffic counts for that portion of California Pacific Road. The applicant is proposing 69 parking spaces which meets the parking requirements for a 230-person sanctuary per the Solano County Zoning Regulations (1 space per 4 seats). Currently, there are 40-50 cars at the site on Sunday mornings. The addition of 19 parking spaces would not represent a small increase in traffic and would not have significant impacts on the existing traffic load and capacity of the street systems. There would be no impact to level of service standard, change in air traffic patterns, or impact to emergency access or parking capacity. **Less than significant impacts are expected.**

c. The closest airport is the Nut Tree Airport but the height of the proposed church sanctuary is less than 200' and does not require Airport Land Use Commission approval or lighting per the Federal Aviation Administration. **No impact.**

g. The proposed project does not conflict with adopted policies, plans, or programs supporting alternative transportation. **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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

a-g. The proposed project would not exceed wastewater treatment requirement of the Regional Water Quality Control Board for the disposal of wastewater. Wastewater will be disposed of through the sewer connection with the City of Vacaville. The City of Vacaville has indicated that there will be no impact to their system. The project will not require the construction of new stormwater drainage facilities. The Solano Irrigation District has indicated that the project will not impact their potable water supply. Power and telephone service are existing. **No impacts** are anticipated.

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

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

**Discussion:**

a. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.

b. The project will not have impacts that are individually limited, but cumulatively considerable.

c. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

**3.0 Agency Coordination and Public Involvement**

**3.1 Consultation and Coordination with Public Agencies**

The Initial Study is being circulated for public comment.

**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:

Karen Avery  
Senior Planner  
Planning Services Division  
Resource Management Department  
675 Texas Street Suite 5500  
Fairfield, CA 94533

PHONE: (707) 784-6765  
FAX: (707) 784-4805  
EMAIL: kmavery@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 Staff

#### **5.0 Distribution List**

##### **State Agencies**

##### **Regional Agencies**

##### **Other**

City of Vacaville

#### **6.0 Appendices**

**6.1 Initial Study, Part I – Use Permit application**

**6.2 Assessor's Parcel Map**

**6.3 Project Plans**

**6.0 Appendices**

6.1



**DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM**

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone  
(707) 784-4805 Fax

www.solanocounty.com

- Application Type:  New  Extension (maps)  Minor Revision  Map Modification
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD)    | <input checked="" type="checkbox"/> Minor Use Permit (MU) | <input type="checkbox"/> Sign Permit (SGN)        |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH)   | <input type="checkbox"/> Use Permit (U)           |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)            | <input type="checkbox"/> Variance (V)             |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)       | <input type="checkbox"/> Waiver (WA)              |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)         | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                       |   |

ELMIRA BAPTIST CHURCH: (EBC)

FOR OFFICE USE ONLY

Application No: W-06-23 MR# 1 Hrg: AD  PC BOS Date Filed: 3/29/17 PInr: Walsh

Project Name: NEW SANCTUARY & RENOVATION OF EXISTING FACILITIES FOR EBC

Subject Site Information

Site Address: 6111 CALIFORNIA PACIFIC RD. City: ELMIRA State: CA Zip: 95625

Assessor's Parcel Number (s): 0142-033-050; 0142 041-020 & -010 Size (sq. ft/acre): 54,790 / 1.26

Preferred Property Access by Staff:  OK to access  Call applicant before access  Call owner before access (707) 447-8989

Contact Information

Property Owner Name: ELMIRA BAPTIST CHURCH (EBC)

Contact Name: GERALD HARDER Phone: (707) 447-8989 Email: gharder316@gmail.com

Mailing Address: 6111 CALIFORNIA PACIFIC RD. City: ELMIRA State: CA Zip: 95625

Architect/Engineer/Land Surveyor Company Name: FRED DENES, ARCHITECT

Contact Name: FRED DENES Phone: (707) 372-8457 Email: fredior@volcano.net

Mailing Address: 4298 STANDFILL LN. City: VACAVILLE State: CA Zip: 95688

Applicant/Company Name: EBC

Contact Name: JESSE HARDER Phone: (916) 915-2842 Email: harderj@ppworld.com

Mailing Address: 913 MUSTANG TRAIL City: VACAVILLE State: CA Zip: 95687

Other Contacts:

Name: GERALD HARDER Phone: (707) 447-8989 Email: gharder316@gmail.com

Mailing Address: 6111 CALIFORNIA PACIFIC RD. City: ELMIRA State: CA Zip: 95625

**1 Project Narrative**

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

PLEASE REFER TO ATTACHMENT 1 @ REAR OF APP.

**2 General Plan, Zoning and Utilities:**

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting [www.solanocounty.com](http://www.solanocounty.com). Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: TRADITIONAL COMMUNITY MIXED USE (TC-MU) Current Zoning: RTC-20  
Proposed General Plan Designation: TC-MU Proposed Zoning: RTC-20

Current Water Provider: S.I.D. Current Sewage Disposal: SEPTIC

Proposed Water Provider: S.I.D. Proposed Sewage Disposal: CITY OF VACAVILLE

Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract?  Yes  No

If yes, Contract No. \_\_\_\_\_ please provide a copy.

If yes, has a Notice of Non-Renewal been filed?  Yes  No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

Yes  No if yes, please list and provide a copy.

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes  No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

LAND USE PERMIT; GRADING PERMIT; BUILDING PERMIT; ENCROACHMENT PERMIT

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

THERE IS AN EXISTING USE PERMIT ISSUED IN 2007 FOR A MODULAR UNIT HOUSING (2) CLASSROOMS WITH AN ADA ACCESS RAMP, AND FIRE SPRINKLERS

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

CURRENTLY BEING PREPARED ARE: 1) SITE SURVEY FOR GRADING AND 2) SEWER CONNECTION TO CITY OF VACAVILLE

E. Does the project involve Housing and Urban Development (HUD) federal funding?  Yes  No  
Is HUD funding anticipated?  Yes  No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain.  Yes

No

**5 Existing Conditions**

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs. **SEE ATTACHMENT 4 FOR GEOTECHNICAL REPORT**

A. Project site:

THE SITE CONSISTS OF A MAIN CHURCH SANCTUARY BUILDING WITH ATTACHED OFFICES AND RESTROOMS. A CONNECTED BUILDING WITH CLASSROOMS EXTENDS TO SOUTH OF THE SANCTUARY WITH A SEPARATE MODULAR BUILDING BEHIND. THE SITE ALSO CONTAINS A PARKING AREA TO THE SOUTH AND NORTH SEPARATED BY A SMALL LAWN.

B. Surrounding properties:

RESIDENCES BOUND THE PROPERTY ON THE SOUTH & WEST SIDES. OPEN FIELD TO THE NORTH AND CA. PACIFIC RD. BOUNDS THE ENTIRE EAST BOUNDARY.

C. Existing use of land:

THE SITE IS USED FOR CHURCH FUNCTIONS EXCLUSIVELY INCLUDING ALL PARTS OF THE PROPERTY.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural		
Commercial		
Industrial		
Other	CHURCH BUILDING	2500 SQFT
	MODULAR BUILDING/1	960 SQFT

E. Describe existing vegetation on site, including number and type of existing trees.

GRASS LAWN AREA WITH LANDSCAPE ALONG A PORTION OF THE CA PACIFIC RD. FRONTAGE CONTAINING (7) TREES.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

N/A

G. Slope of property:

Flat or sloping (0 - 6% slope) 1.27 acres  
 Rolling (7 - 15% slope) \_\_\_\_\_ acres  
 Hilly (16 - 24% slope) \_\_\_\_\_ acres  
 Steep (> 24% slope) \_\_\_\_\_ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

GRADING PLANS PROVIDED. GENERALLY SLOPES TOWARD CA. PACIFIC RD INTO DITCH WHICH FLOWS NORTH TOWARD HAWKINS RD.

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	VACANT LAND	South	RESIDENCE
East	STREET / RAILROAD	West	RESIDENCE

J. Distance to nearest residence(s) or other adjacent use(s): ~ 50 ft (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

POWER LINES (AERIAL) ALONG EAST SIDE, WATER MAIN IN STREET (CA. PACIFIC RD.)

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

N/A

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

DRAINAGE DITCH ALONG FRONT OF PROPERTY ADJACENT TO CA. PACIFIC RD. & SMALL DITCH ALONG NORTH SIDE OF PROPERTY.

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

N/A

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes \_\_\_\_\_ No X Don't Know \_\_\_\_\_ If yes, please list:

P. Describe existing vehicle access(s) to property:

ALL ACCESS IS VIA (3) DRIVEWAYS FROM CA. PACIFIC RD. ALONG FRONT OF PROPERTY.

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

N/A

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

FREE STANDING SIGN WITH CHURCH NAME/INFO ~4 FT. X 6 FT  
2-SIDED POST MOUNTED WITH LIGHTS.

**6 Proposed Changes to the Site**

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 50 %.

ii. Project area (area to be graded or otherwise disturbed): 1 sq.-ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

Less than 50 cubic yds<sup>3</sup>  More than 50 cubic yds<sup>3</sup>  More than 1000 cubic yds<sup>3</sup>

iv. Estimate amount of soil to be:

Imported 0 yd<sup>3</sup> Exported 0 yd<sup>3</sup> Used on site 550 yd<sup>3</sup>.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

(7) TREES SHALL BE REMOVED; HOWEVER, A SMALL PORTION OF LAWN (APPROX 1,000 SQ FT) WILL BE REMOVED TO ALLOW FOR PARKING (NORTH LOT)

C. Number, type and use of existing structures to be removed, and removal schedule:

NO REMOVAL OF EXISTING STRUCTURES IN SCOPE

D. Describe proposed fencing and/or visual screening (landscaping):

PROJECT SCOPE INCLUDES LANDSCAPE SCREENING IN FRONT OF THE NEW SANCTUARY ALONG FRONTAGE ROAD. AN EXIST'G. 6'H W/D FENCE IS LOCATED ALONG SOUTH P.L. NO ADDITIONAL FENCING IS PROPOSED

E. Proposed access to project site (road name, driveway location, etc.):

(1) EGRESS & ENTRANCE FROM ADJ. ALLEY (1) EGRESS & ENTRANCE FROM CALIF. PAC. RD. TO NORTH PARKING LOT, (3) ENTRANCE ONLY & EGRESS ONLY TO CALIF. PAC. RD TO SOUTH PARKING LOT

F. Proposed source and method of water supply:

S. I. D.

G. Proposed method of sewage disposal (specify agency if public sewer):

CITY OF VACAVILLE (ALSO, SEE ITEM 4-D, PREVIOUSLY) SEE ATTACHMENT 3 FOR LETTER FROM CITY

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

N/A

I. List hazardous materials or wastes handled on-site:

N/A

J. Duration of construction and/or anticipated phasing: SEE ATTACHMENT 1 PROJECT NARRATIVE

PHASE 1: SITE GRADING, UTILITIES, NEW SANCTUARY FOUNDATION, - 6 MO.

PHASE 2: BUILD OUT NEW SANCTUARY - 6 MO.

PHASE 3: INSTALL PARKING LOT, OBTAIN C of O. - 3mos; PHASE IV REMODEL (E) SANCTUARY - 6mo

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

THE EXISTING FACILITY AND PROPOSED PROJECT IS ADJACENT TO THE UNION PACIFIC RAILROAD (AN ACTIVE RAILWAY) THE PROJECT WILL INCLUDE MITIGATING MEASURES TO MINIMIZE SOUND IMPACTS VIA SOUND ATTENUATION CONST. & LANDSCAPE FEATURES

## 7 Proposed Site Utilization

### A. RESIDENTIAL PROJECTS (N/A)

1. Number of structures: Single Family: \_\_\_\_\_ Multi-family: \_\_\_\_\_ Accessory: \_\_\_\_\_

If multi-family, number of units: \_\_\_\_\_ Maximum height: \_\_\_\_\_

2. Signage: Freestanding: \_\_\_\_\_ Dimension(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)  
Attached/Wall: \_\_\_\_\_ Dimensions(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

### B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: 9,240 (sq.ft) Surfaced area: 54,790 (sq.ft)

Landscaped or open space: 45,550 (sq.ft)

2. Total floor area: 9,240 (sq.ft)

3. Number of stories: 1 Maximum height: 23' (BLDG) (ft.)

34' (CROSS)

4. Proposed hours of operation:

Days: SUNDAYS 9:45 - NOON, THEN 6PM-7PM AND WEDNESDAYS 7PM-8PM

From: \_\_\_\_\_ a.m./p.m to \_\_\_\_\_ a.m./p.m

Year round:  Yes  No

Months of operation: from \_\_\_\_\_ through \_\_\_\_\_

5. Proposed construction schedule:  
 Daily construction schedule: from 7 a.m./p.m. to 6 a.m./p.m.  
 Days of construction: 5 DAYS PER WEEK
6. Will this project be constructed in phases? Describe:  
YES - PLEASE REFER TO PREVIOUS ITEM (2-) FOR CLARIFICATION OF THIS (4)-PHASED PROJECT
7. Maximum number of people using facilities:  
 At any one time: 220 Throughout day: 3
8. Total number of employees: 3-4  
 Expected maximum number of employees on site: 4  
 During a shift: 3-4 During day: 3-4
9. Number of parking spaces proposed: 71
10. Maximum number of vehicles expected to arrive at site:  
 At any one time: 65 day: 4
11. Radius of service area: 15 MILES
12. Type of loading/unloading facilities:  
N/A
13. Type of exterior lighting proposed:  
(2) POLE LIGHTS @ SOUTH PARK'S LOT (1) POLE LT. @ NORTH PARK'S LOT PLUS PATHWAY LIGHTING AND SURFACE MTD. LIGHTS ON BLDGS.
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.  
ONLY DURING CONSTRUCTION
15. Describe all proposed uses which may emit odors detectable on or off-site.  
NONE
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.  
2 SIGNS ARE PROPOSED: 1- FREE STANDING, 4'X8' PBL SIDED IN LANDSCAPED AREA VISIBLE ON CALIF. PAC. RD. AND 1- BLDG SIGN ALSO FACING CALIF. PAC. RD. SEE EXTERIOR ELEVATIONS & SITE PLAN

# 8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.** - PLEASE SEE ATTACHMENT 2 @ REAR OF APP.

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**9 Additional Information by Applicant**

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

**10 Information Verification - Signed by Owner and Applicant**

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: *Gerald Harder* Date: 3-28-2017

PRINTED NAME: GERALD HARDER

Applicant signature: *Jesse Harder* Date: 3-17-2017

PRINTED NAME: JESSE HARDER

**For Office Use Only**

Planning Permit Fee(s)		Environmental Review Fees	
<u>U_06_23</u>	\$ <u>783</u> MR	Initial Study	\$ <u>1017</u>
-	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
-	\$ _____	Negative Declaration	\$ <u>2113</u>
-	\$ _____	CA Fish and Games (ND or EIR)	\$ <u>2216.25</u>
-	\$ _____	Initiate EIR	\$ _____
-	\$ _____	Mitigation Monitoring Plan	\$ _____
Total	\$ <u>6129.25</u>	Total	\$ _____
Total Fees Paid (P + E)	\$ <u>6129.25</u>	Receipt No.:	<u>1044194</u> DATE: <u>3/29/17</u>

Staff verify: Zoning: \_\_\_\_\_ GP Land Use & Consistency: \_\_\_\_\_

Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

## Project Narrative

*The property zoning designation is RTC-20,*

*General Plan designation is Traditional Community Mixed Use.*

Currently, attendance at Elmira Baptist Church (EBC) range from 90 to 125 attendees with parking needs for approximately 40 to 50 vehicles (inclusive of parishioners *and* staff). As attendance has steadily been increasing, the EBC's governing body has identified a need to expand their accommodations for worship to approximately 200 guests. As such, EBC proposes a 5,400 square feet (60' X 90') structure be erected adjacent to their two current structures to accommodate a 230 non-fixed seat auditorium, as well as offices, book store (for church attendees), food warming area, and spaces for supporting functions. Additionally, the church proposes to modify the existing sanctuary building to accommodate the need for increased classrooms, and accessible rest rooms to support ministry services. Construction is planned to be phased and no buildings will be demolished.

Services are held one day a week (Sunday) with two main services; first service, at 9:45 am and the second at 11:00 am. A smaller service is also conducted at 6:00 pm on Sunday. In addition, another small service is held Wednesday evenings at 7:00 pm. Note that all services are conducted at "non-peak hours" of normal business operations. Currently, attendance at the smaller services (Sunday evening and Wednesday evening) range from 40 to 60 parishioners and is anticipated to increase up to 100 attendees per service. Service frequency and schedules will remain as they are now. EBC does not currently sub-let any portion of their current facility and will continue to accommodate only church related functions.

EBC has requested maximizing on-site parking capability to best assure parking availability for their services; as such, the proposed parking will exceed the minimum required (1 space to 4 seats) and will be *closer* to 1 space to 3 seats including accessible parking. There are currently two separate on-site parking areas *north lot* and *south lot*. The project will expand the south lot and connect it the north parking area. Vehicular access is provided from the adjacent alley as well as from California Pacific Road to the south and the north parking areas.

In order to avoid displacing the congregation, the project will be "Phased" as described below:

- Phase 1 - site grading, utilities and new sanctuary foundation (6 mo. duration)
- Phase 2 - new sanctuary building (6 mo. duration)
- Phase 3 - paving of the parking lot areas (3 mo. duration)
- Phase 4 - remodel of the existing facility (6 mo. duration)

The existing facility will remain in use throughout construction and as such accessible parking and access to the facility will be provided. The new sanctuary building will be occupied prior to starting phase 3 of the project.

**Project:**

*New Sanctuary and Renovation of Existing Facilities for  
Elmira Baptist Church (EBC)*

**Land Use Permit Application**

**Section 8**

**Environmental Checklist Attachment**

**Item No. C** (checked Maybe): Since there will be a new 5,400 square foot building with additional parking and landscaping located on site, the scale and character may be changed relative to existing conditions. However, it is EBC's intent to unify all the buildings to congruent campus via similar use colors and landscape features.

**Item No. D** (checked Yes): Solid waste will increase relative to the increase in attendance (from about 100 to a maximum of 220 attendees). Note however, the use of the facility is limited to 2 services on Sundays and an evening service on Wednesday. Litter has not been an issue in the past and in case litter is found, EBC's policy is to keep the grounds clean and trim at all times.

**Item No. E** (checked Maybe): There maybe some (controlled) dust limited to construction. Also, there is a sewer treatment plant located about .5 mile south-east of this site which may emit odors.

**Item No. G** (checked as Yes): Two parking lots are proposed for this project (south parking lot and north parking lot) which will likely generate some additional drainage. Note however, that EBC would prefer to install pervious surfaces in parking areas not associated with ADA access. All ADA parking and building access will be constructed with approved hard surface materials. To mitigate any additional run-off, site design has appropriated landscaping areas for on-site water retention.

**Item No. I** (checked as Maybe): EBC may chose to elevate the new sanctuary building to align with existing buildings and to promote positive site drainage. As such, fill dirt may be required.

**Item No. K** (checked as Yes): EBC intends on connecting to the City of Vacaville sewer services, install additional additional rest rooms, and install fire sprinklers as required by local ordinances. As such, there will be an increase in sewer and water demands. Note however, the use of the facility is limited to 2 services on Sundays and an evening service on Wednesday.

**Item No. L** (checked as Yes): Electrical demand will increase proportionally with the increase in building square footage and occupancy. However, EBC will continue the use of liquid propane gas and not tax natural gas resources.

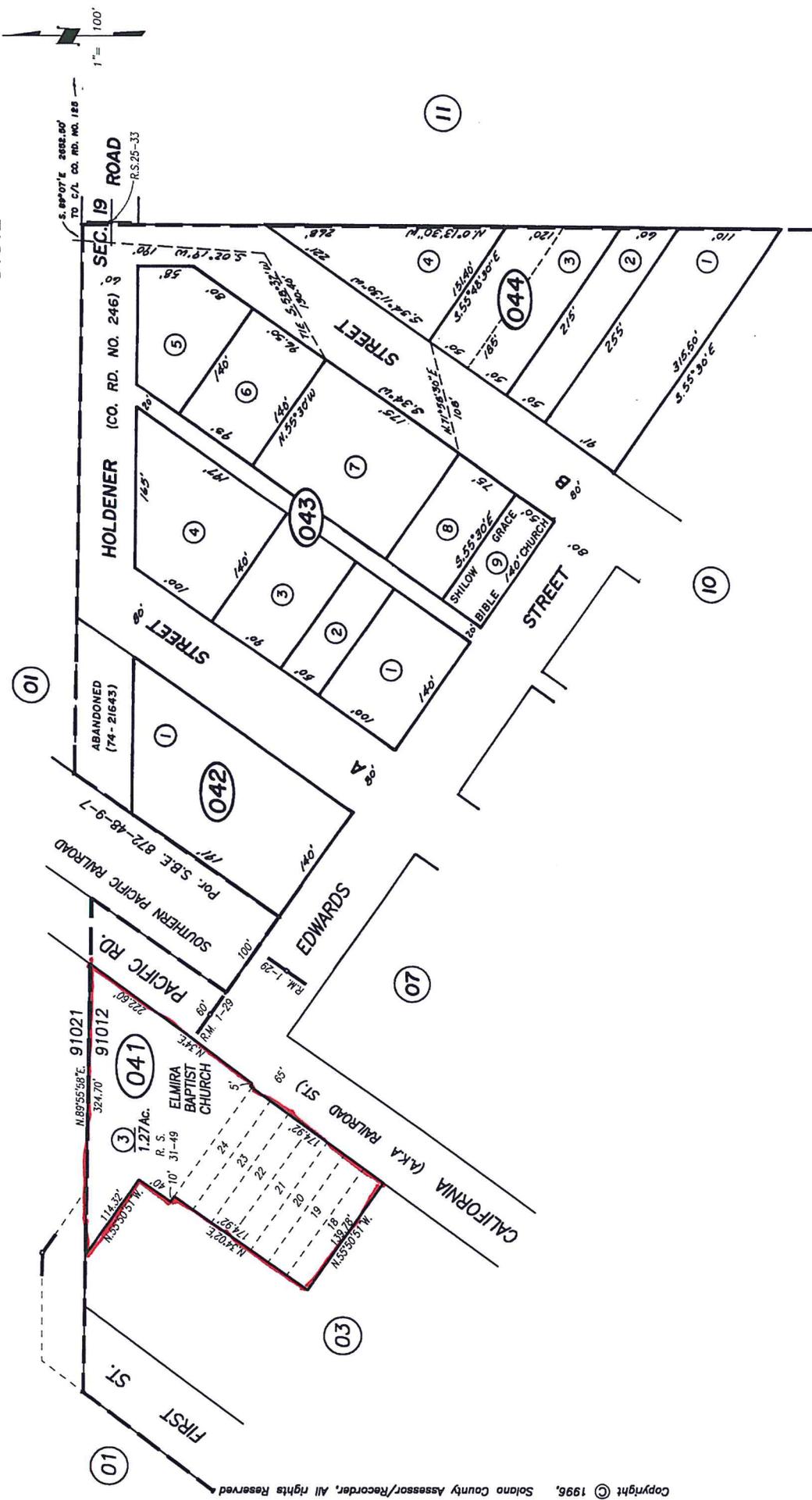
**Item No. N** (checked as Maybe): With the increase of parishioners, it is likely that there will be some increase in traffic and vehicular sounds. However, since the use of the EBC facilities are limited, as noted above, and since the surrounding community is strong supporters of EBC, the impact from additional vehicular traffic to the surrounding vicinity is anticipated to be minimal. Also, California Pacific Road (the frontage street to the EBC) is not a primary street and has very limited traffic being located this rural area. The Union Pacific Rail Road is located directly to the east, and beyond the RR tracks are industrial uses.

6.2

POR. SW. 1/4 SEC. 19, T. 6 N., R. 1 E., M.D.B. & M.

Tax Area Code  
91012

142-04



NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
041-03 (Lb)	5-22-15	DV
041-01&02 (fs)	4-25-14	DV
R.S.25-33	5-17-02	JS

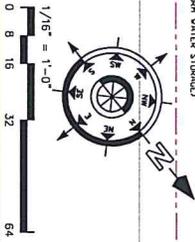
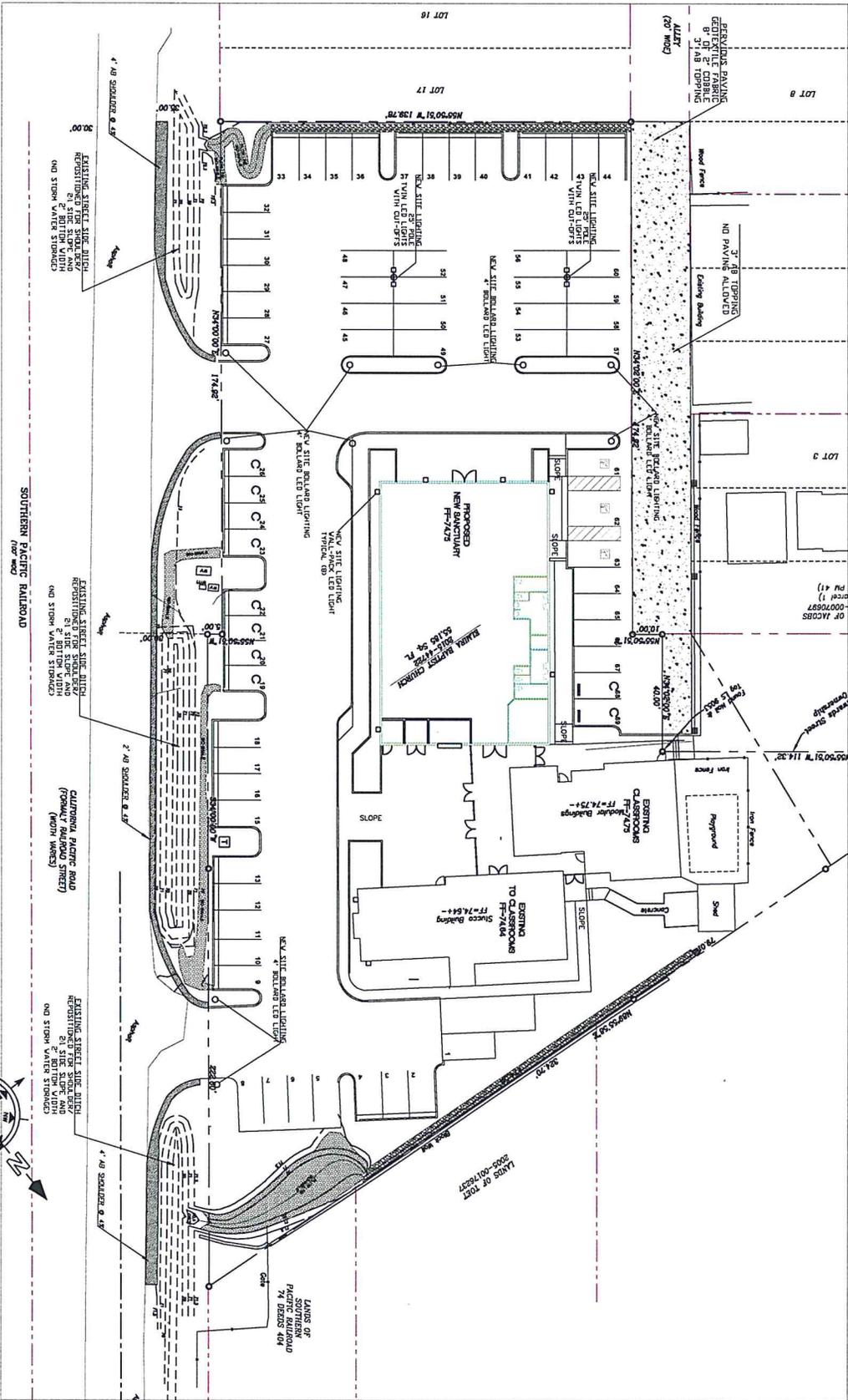
Vaca Station , R.M. Bk. 1 Pg. 29

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

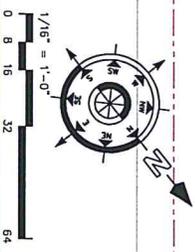
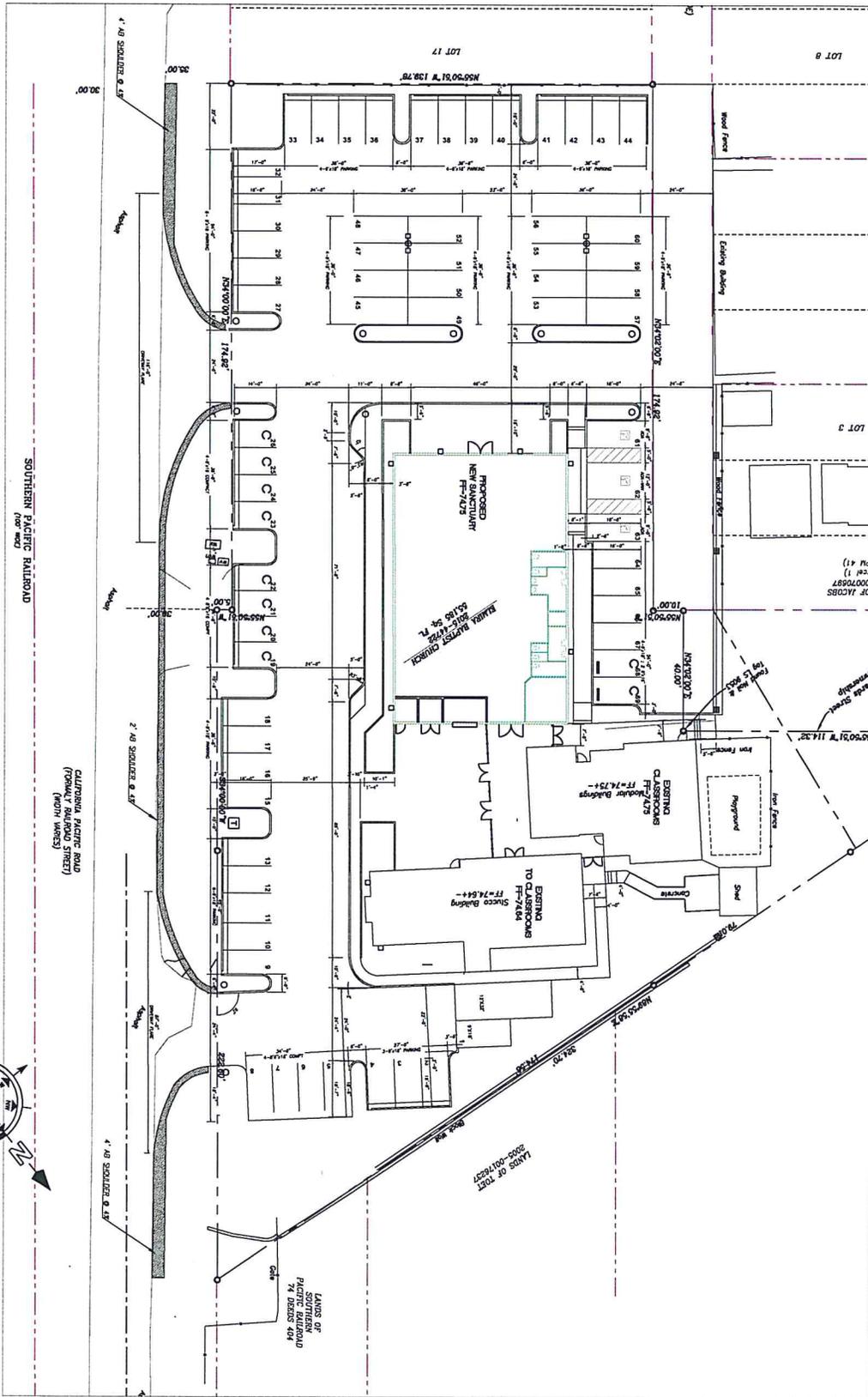
Assessor's Map Bk. 142 Pg. 04  
County of Solano, Calif.

16-17

6.3



<p>PROJECT TITLE CONDITIONAL USE PERMIT APPLICATION</p>		<p>DATE: 2/5/2017 DRAWN BY: [blank] CHECKED BY: [blank]</p>	<p>NO. 21028 REGISTERED ARCHITECT STATE OF CALIFORNIA</p>	<p>NO. 49427M REGISTERED ENGINEER STATE OF CALIFORNIA</p>
<p>ELMIRA BAPTIST CHURCH 6111 PACIFIC RAILROAD BLVD ELMIRA, CALIFORNIA</p>				
<p>SITE PLAN A1 of 1</p>		<p>DEMING ARCHITECTURAL AND ENGINEERING SERVICES INC. 479 Mason Suite 301, Vacaville, CA 95688 Phone 707 454 3800 email: demingae@SBCCGlobal.net</p>		



PROJECT TITLE  
 CONDITIONAL USE PERMIT APPLICATION

ELMIRA BAPTIST CHURCH  
 6111 PACIFIC RAILROAD BLVD  
 ELMIRA, CALIFORNIA

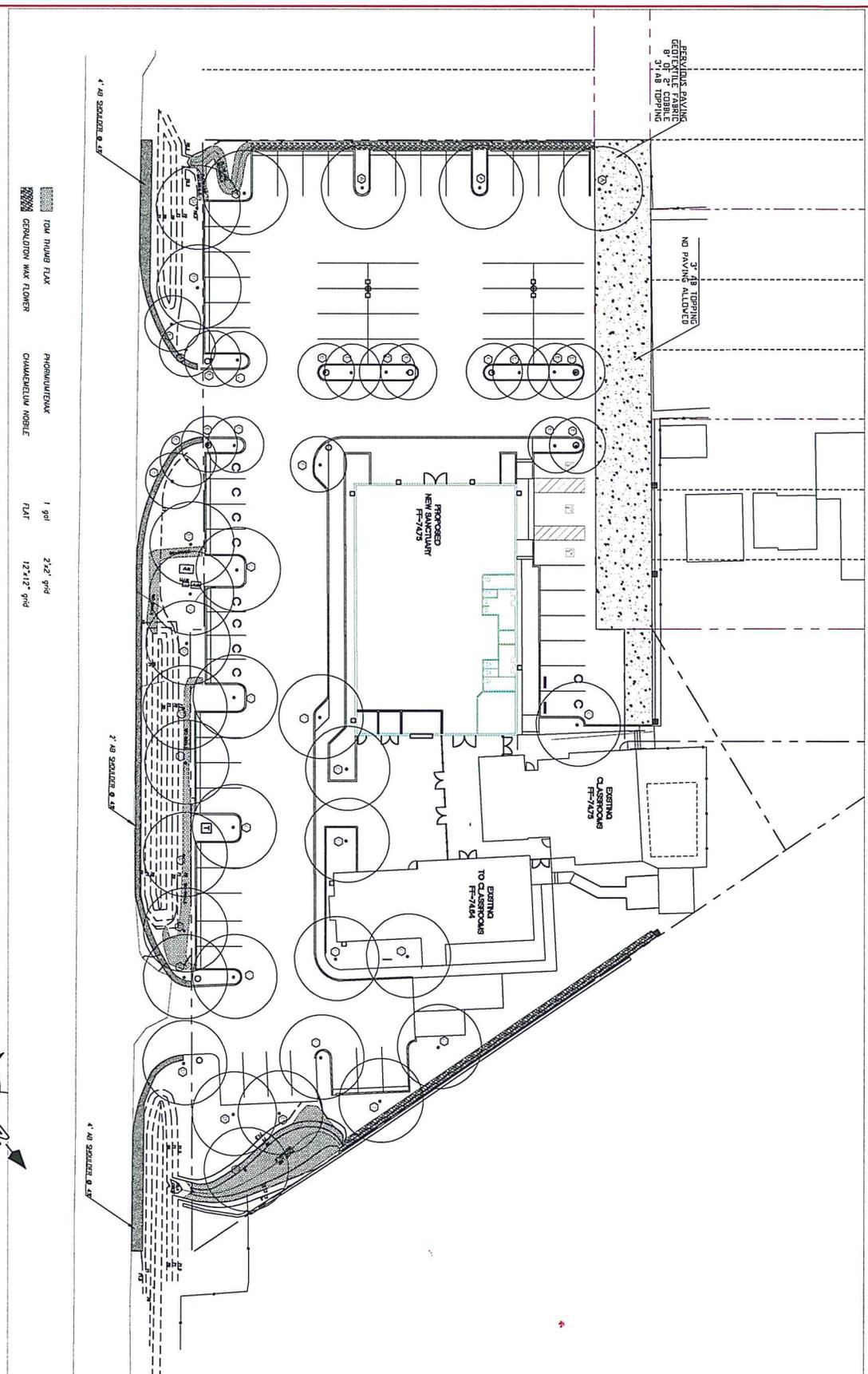
SITE  
 LAYOUT

Sheet No. **A2**  
 of 6

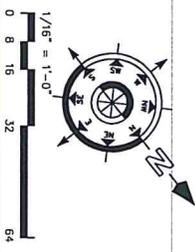
NO.	DATE	REVISION
1	2/16/2017	PLANNING COMMENTS



**DEMING**  
 ARCHITECTURAL AND ENGINEERING SERVICES INC.  
 479 Mason Suite 301, Vacaville, CA 95688  
 Phone 707 454 3800 email: demingae@SBCGlobal.net



ID	COMMON NAME	BOTANICAL NAME	SIZE	NUMBER	SIZE
1	MAGNOLIA - FARGESII	GINO GIGORA (MAG) 'FARGESII'	15 gal	4	35.8'
2	LOQUAT	FRAXINUS VEHICULARIS	24" BOX	11	30.8'
3	DAHO LOCUST	ROBINIA AMERICANA	15 gal	11	30.8'
4	CHINESE FRINICE TREE	CHONANTHUS RETUSUS	24" BOX	19	29.8'



PROJECT TITLE  
 CONDITIONAL USE PERMIT APPLICATION

ELMIRA BAPTIST CHURCH  
 6111 PACIFIC RAILROAD BLVD  
 ELMIRA, CALIFORNIA

LANDSCAPE PLAN

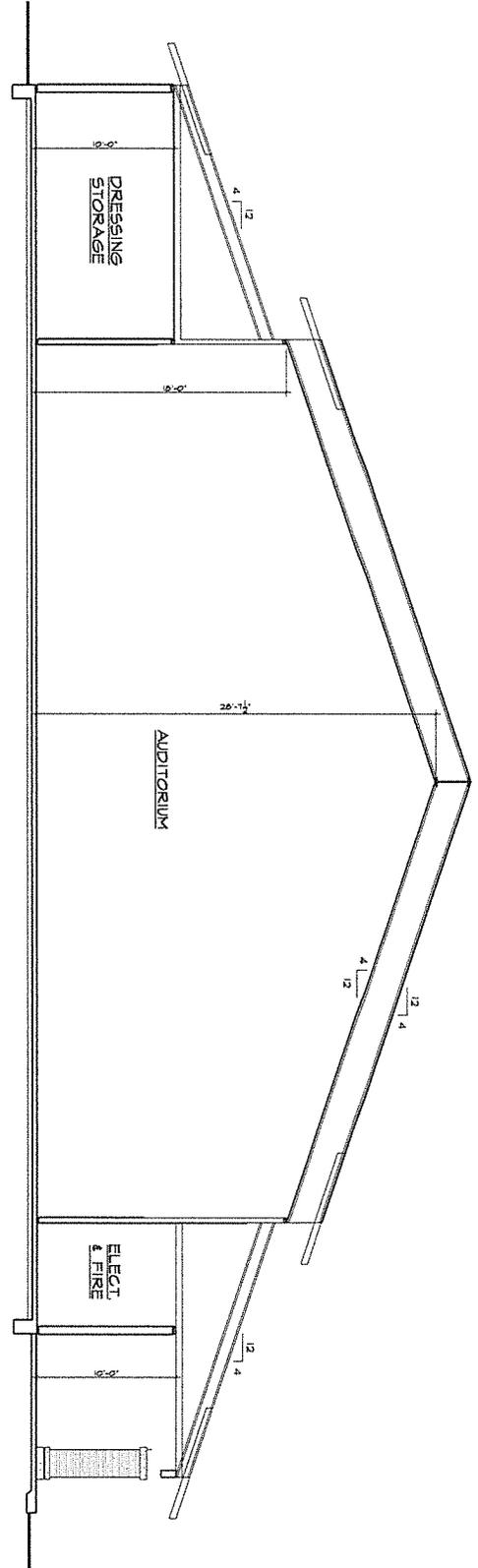
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LS-1 of 1

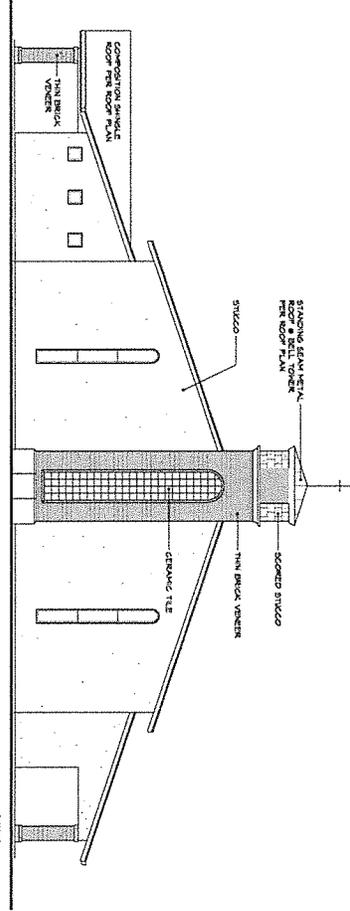
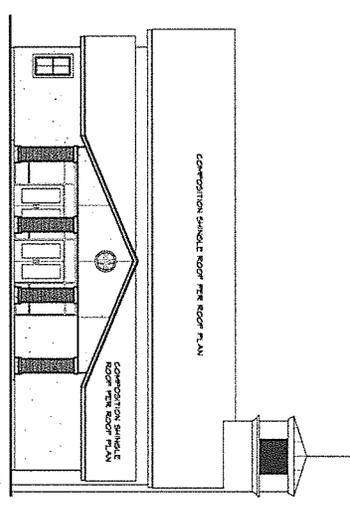
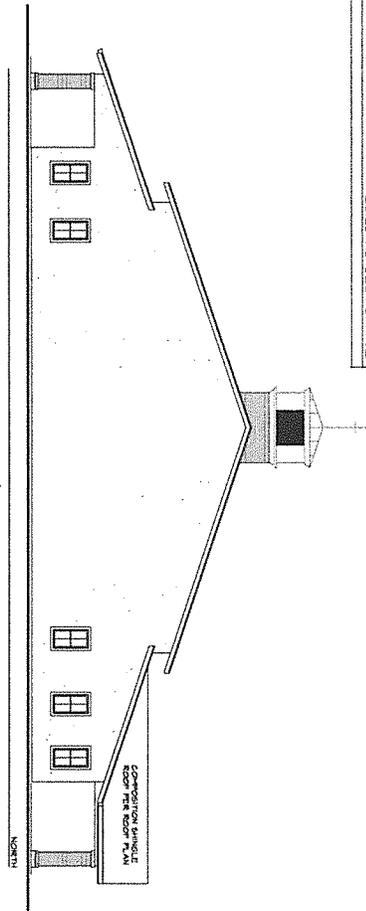
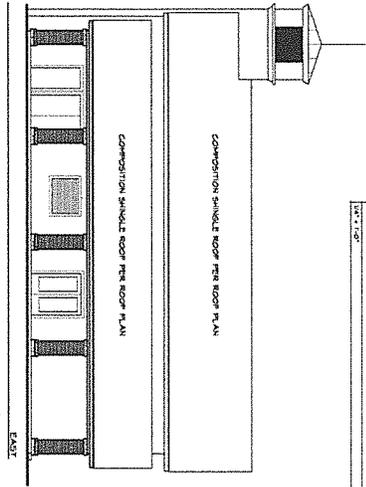
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1/17/2017	BO SWALE
2/8/2017	PLANNING COMMENTS



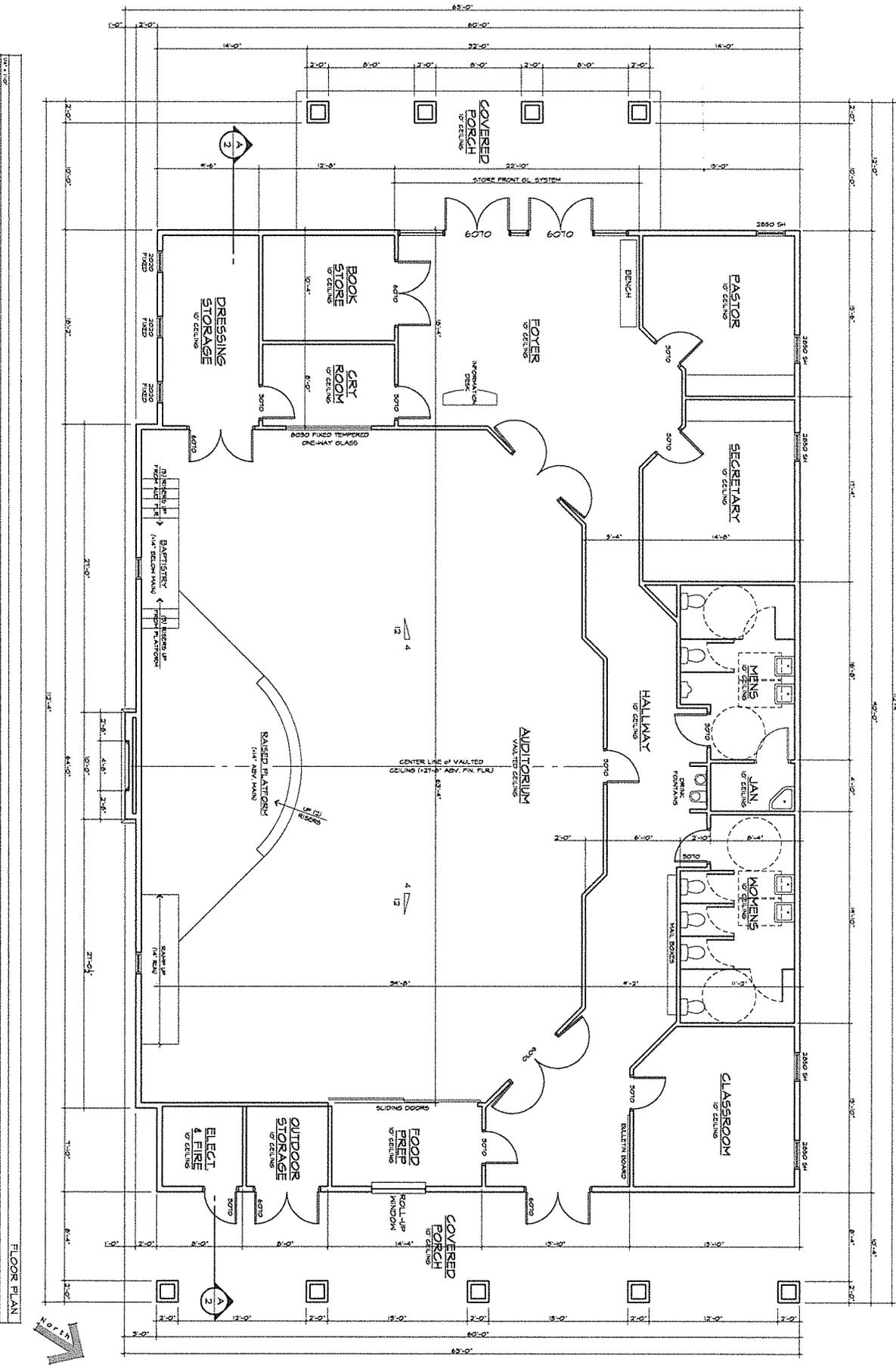
**DEMING**  
 ARCHITECTURAL AND ENGINEERING SERVICES INC.  
 479 Mason Suite 301, Vacaville, CA 95688  
 Phone 707 454 3800 email: demingee@SBCGlobal.net



BUILDING SECTION A/2



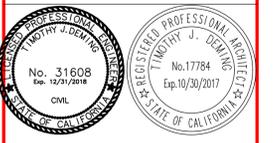
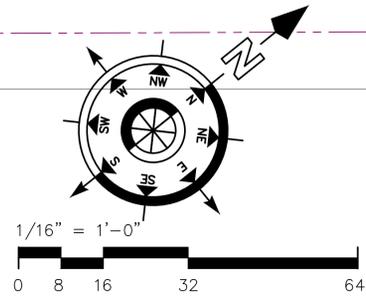
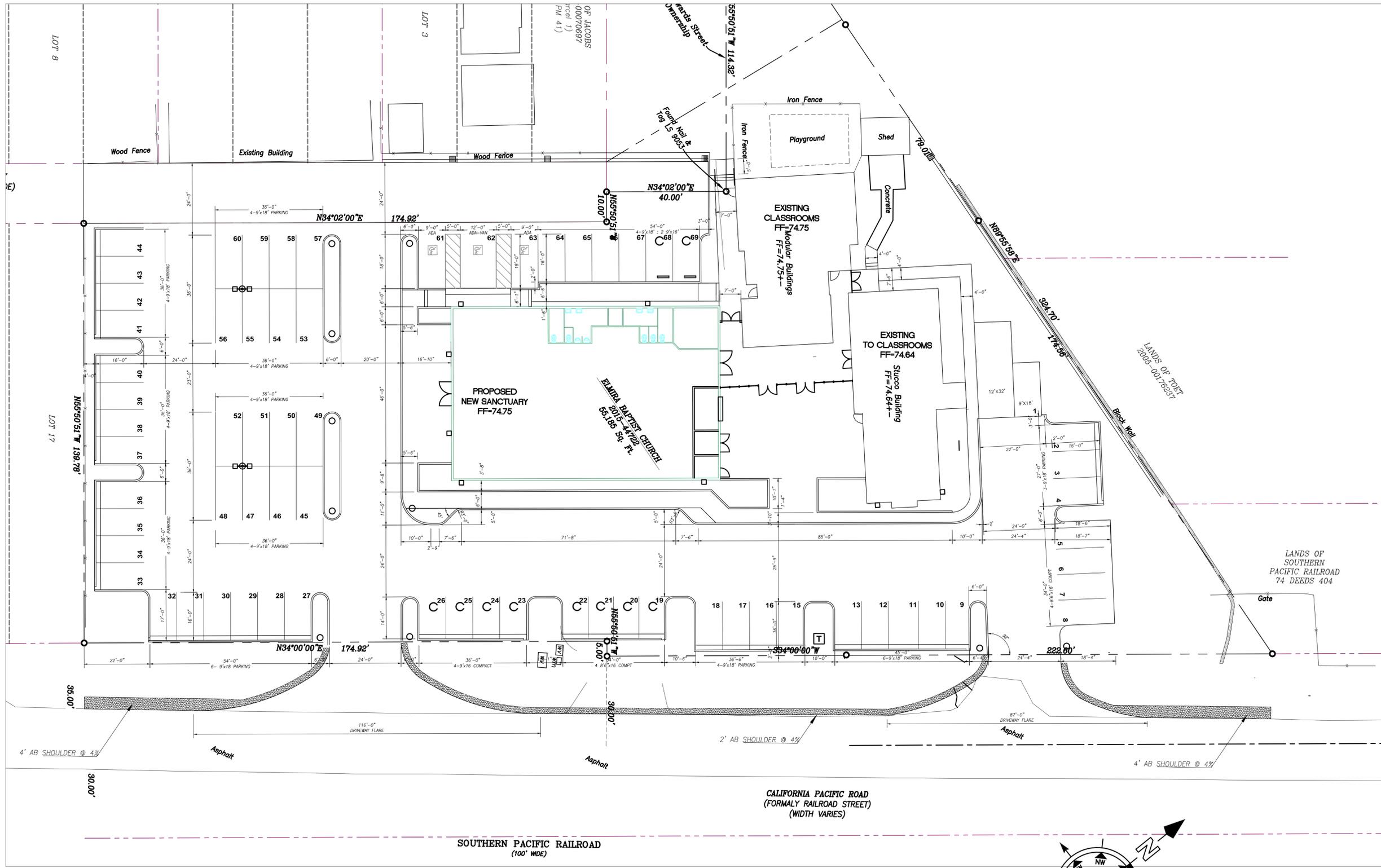
EXTERIOR ELEVATIONS



FLOOR PLAN

Sheet <b>1</b> of 3	Date 6-15-17	<b>NEW SANCTUARY</b> for <b>ELMIRA BAPTIST CHURCH</b> 6111 PACIFIC RAILROAD BLVD. Elmira, California
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REVISIONS		
NO.	DATE	DESCRIPTION
2	5/8/2017	PLANNING COMMENTS

PROJECT TITLE  
CONDITIONAL USE PERMIT APPLICATION

DRAWING TITLE  
SITE LAYOUT

DATE  
DRAWN BY: TJD  
COMPUTER NO.  
JOB NO.: 2017-019

ELMIRA BAPTIST CHURCH  
6111 PACIFIC RAILROAD BLVD  
ELMIRA, CALIFORNIA

SHEET NO.  
**A2**  
of 6

**DEMING**  
ARCHITECTURAL AND ENGINEERING SERVICES INC.  
479 Mason Suite 301, Vacaville, CA 95688  
Phone 707 454 3800 email: demingee@SBCGlobal.net

PERVIOUS PAVING  
GEOTEXTILE FABRIC  
8" OF 2" COBBLE  
3" AB TOPPING

3" AB TOPPING  
NO PAVING ALLOWED

EXISTING  
CLASSROOMS  
FF-74.75

EXISTING  
TO CLASSROOMS  
FF-74.64

PROPOSED  
NEW SANCTUARY  
FF-74.75

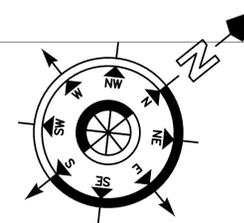
4' AB SHOULDER @ 4%

2' AB SHOULDER @ 4%

4' AB SHOULDER @ 4%

- |   |                      |                    |       |              |
|---|----------------------|--------------------|-------|--------------|
|  | TOM THUMB FLAX       | PHORMIUMTENAX      | 1 gal | 2'x2' grid   |
|  | GERALDTON WAX FLOWER | CHAMAEMELUM NOBILE | FLAT  | 12"x12" grid |

TREES					
ID	COMMON NAME	BOTANICAL NAME	SIZE	TOTAL NUMBER	SIZE HxDIA
⊙	MAIDENHAIR - FAIRFIELD	GINKGO BILOBA (MALE) 'FAIRMONT'	15 gal	4	35'ø
⊙	CHINESE PISTACHE	PISTACIA CHINESIS - KETH DAVEY	24" BOX	4	30'ø
⊙	MORAINÉ ASH	FRAXINUS HOLOTRICHA	24" BOX	11	30'ø
⊙	IDAHO LOCUST	ROBINIA AMBIGUA	15 gal	11	35'ø
⊙	CHINESE FRINGE TREE	CHIONANTHUS RETUSUS	24" BOX	19	20"ø



1/16" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION
1	3/20/2017	BIO SWALE
2	5/8/2017	PLANNING COMMENTS

PROJECT TITLE  
CONDITIONAL USE PERMIT APPLICATION

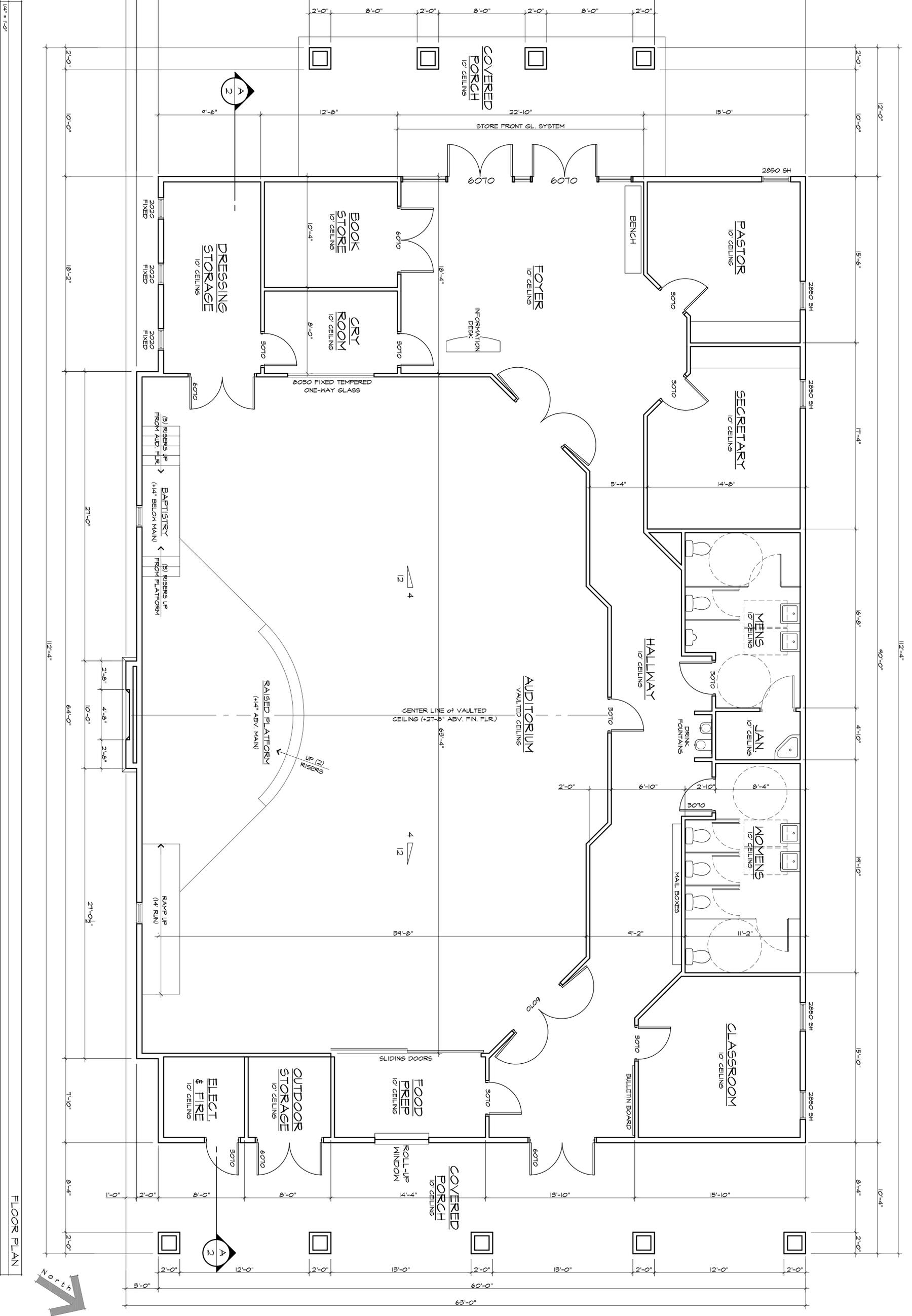
ELMIRA BAPTIST CHURCH  
6111 PACIFIC RAILROAD BLVD  
ELMIRA, CALIFORNIA

DRAWING TITLE  
LANDSCAPE PLAN

DATE  
DRAWN BY TJD  
COMPUTER NO.  
JOB NO. 2017-019

SHEET NO.  
**LS-1**  
of 1

**DEMING**  
ARCHITECTURAL AND ENGINEERING SERVICES INC.  
479 Mason Suite 301, Vacaville, CA 95688  
Phone 707 454 3800 email: demingee@SBCGlobal.net



FLOOR PLAN

NEW SANCTUARY  
for  
ELMIRA BAPTIST CHURCH

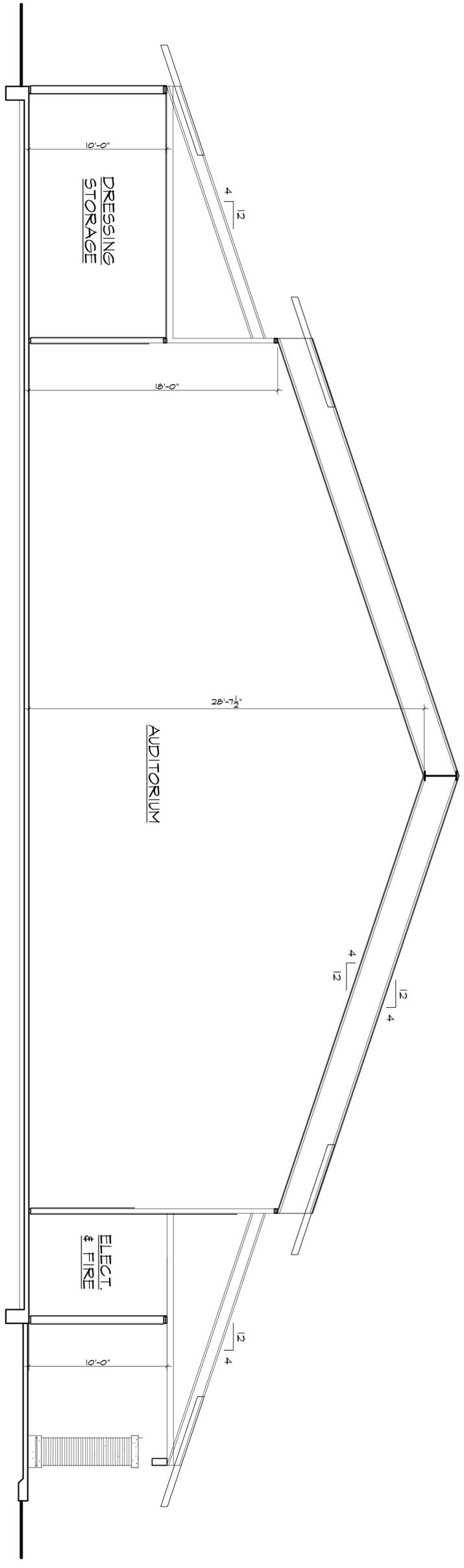
6111 PACIFIC RAILROAD BLVD.  
Elmira, California

Date  
6-15-17

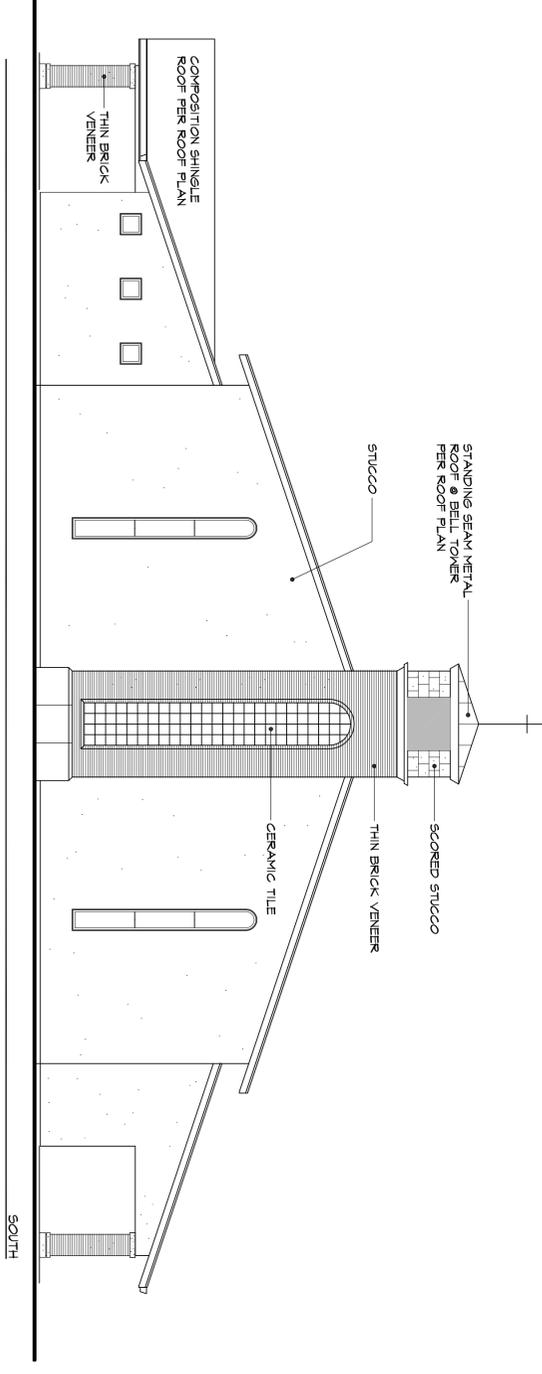
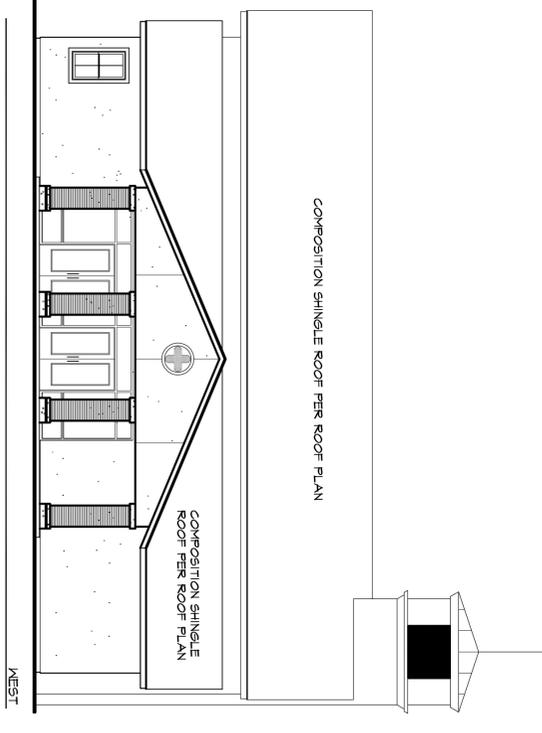
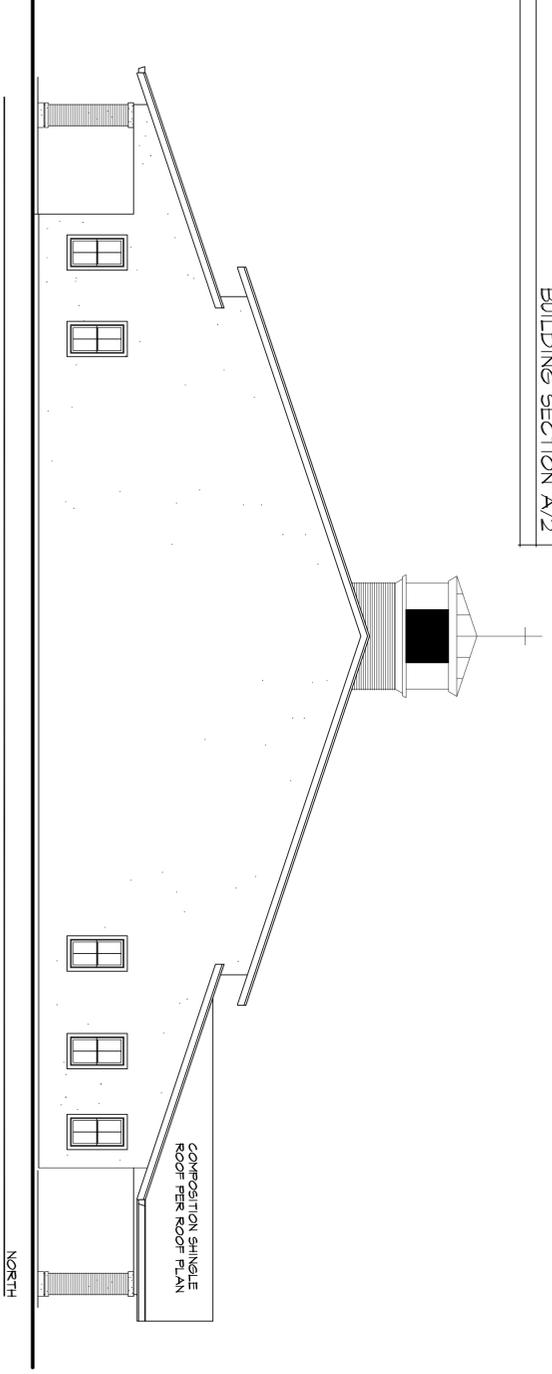
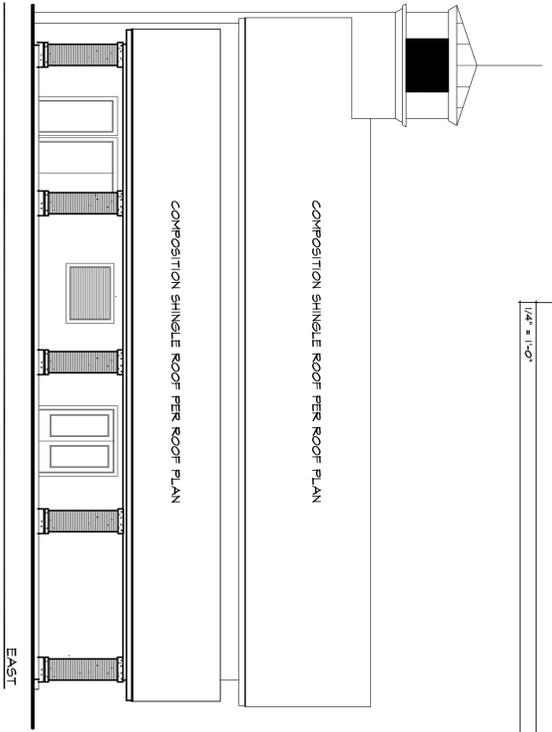
Sheet

1

of 3



BUILDING SECTION A/2  
1/4" = 1'-0"

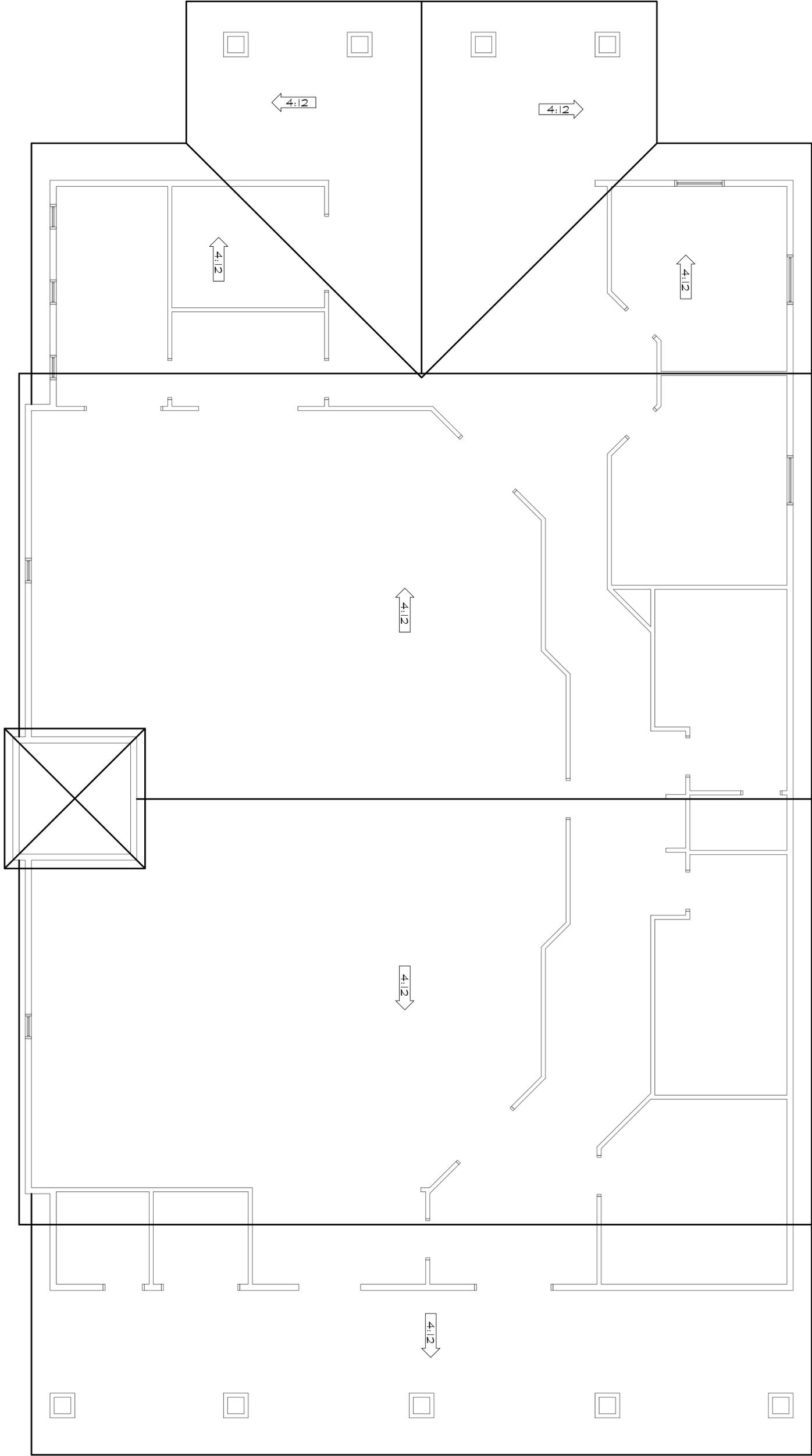


1/8" = 1'-0"  
WEST  
EAST  
NORTH  
SOUTH  
EXTERIOR ELEVATIONS

NEW SANCTUARY  
for  
ELMIRA BAPTIST CHURCH  
6111 PACIFIC RAILROAD BLVD.  
Elmira, California

Date  
6-15-17

Sheet  
**2**  
of 3



ROOF PLAN



The Planning Commission, after the conduct of a public hearing on this matter may choose one of the following options:

1. Approve, or conditionally approve, the use permit for the project, or
2. Deny the use permit, or
3. Continue the hearing in order to obtain additional information.

**III. PROJECT DESCRIPTION:**

Caymus Suisun Winery has applied for a Use Permit (U-16-04) to construct large winery with related uses, including tasting, retail sales, marketing and special 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. 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 separate legal parcels, as shown in Table 1:

<b>APN Number</b>	<b>Acres</b>	<b>Proposed Uses</b>	<b>Existing Uses</b>
0149-060-080		Winery	Former drying yard and b
0149-060-050		Public event space and vineyards	Vineyards

**Project Site**

The project consists of two parcels, separated for assessment purposes:

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

1. 14,000 +/-sf pole barn

2. 1,300 +/-sf office building
  
3. 1,200 +/-sf storage building
  
4. 1,100sf storage shed
  
5. Three 1,800 +/-sf drying sheds
  
6. 8,000 +/-sf pole barn
  
7. 10,400 +/-sf pole barn
  
8. 9,800 +/-sf shop

All of the existing structures on the site are part of a defunct agricultural processing operation and 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 and 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 Attachment 4- Site Plan) will include phased development of the two parcels for winery production and administration and related tasting and event facilities. The facility will include retail sales, business administration, tours and tasting, and space for promotional and special 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.

#### Project Operations

##### Grape Delivery

Any grapes will arrive via Suisun Valley Road in trucks which will be weighed and sampled off site. Grapes are generally transported in trucks with a capacity of up to 24.5 tons per truck, however, estate grown grapes or grapes grown within close proximity of the winery could be transported in picking bins loaded on tractors or flatbed trucks.

The receiving hoppers will be sized to accommodate more than a full truckload to reduce truck idling and increase efficiency.

##### Grape processing

Grape delivery and processing on site will initially be minimal with any red grapes being dumped via hoist into a receiving pit where the grapes are conveyed to destemming equipment. Destemmed grapes are pumped to fermentation tanks. Waste stems will be conveyed to a debris bin for composting.

Grapes will be fermented in stainless steel, wood or concrete tanks located within and/or under the barrel room roof structure.

The fermentation tanks will range in size from 300 gallons to 5,000 gallons and are up to approximately 25 feet tall. A bladder press will separate solids (pomace) from wine, and the wine will be pumped to tanks for storage, processing and blending.

White grapes will be dumped from trucks via hoist into a receiving pit. Grapes will be conveyed directly to a bladder press to separate juice from solids. The juice will be pumped to the tank area for settling and fermentation. Pomace from fermented grapes will be conveyed to a debris bin and hauled to landfill or disked into vineyard as a soil conditioner and supplemental nutrient source.

##### Storage, processing and shipping

Bulk juice and bulk wine will arrive via Suisun Valley in 5,000 gallon tanker trucks. Tanker loading stations will be located along the main truck circulation adjacent to the barrel room. Juice and wine will be pumped from the truck into the storage tanks for blending and processing.

White and red juice will be transferred to barrels for fermentation in the barrel room. At times, red wine could be transferred to barrels for aging in the barrel room. Wine will be transferred back to the storage tanks for blending. After blending, the wine will be filtered and will be bottled and stored off site until ready for distribution.

##### Visitor Serving Uses

### *Visitor Serving Uses*

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

1. 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.
2. Food and wine pairings will be offered daily to reserve tasting guests, in groups up to 25.
3. Amplified music would only occur within enclosed buildings or outdoors for events. Outdoor amplified music would be curtailed prior to 10:00 pm.
4. 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.
5. 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.

### Project Phasing

#### Phase 1 - 2018

1. Capacity to produce up to 200,000 gallons of finished wine per year
2. Demolition of the existing buildings, pole barns and structures on-site
3. Improvements to the existing driveway entrances from Suisun Valley Road, circulation roads, and visitor/employee parking for new buildings
4. 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. 5,000+/- square foot detached two-story tasting room with catering prep area, event space and retail sales
6. Juice/wine tanker loading area

7. Pomace staging area
8. Process wastewater treatment and storage, with hold and haul for offsite treatment or onsite treatment and irrigation of reclaimed process wastewater
9. Sanitary sewage treatment and subsurface disposal system
10. Gardens and outdoor event space

Phase 2 - 2020+

1. 5,000+/- square foot detached retail and hospitality building
2. 30,000+/- square foot building to house kitchen, event space, museum and other hospitality activities
3. Additional parking, gardens and outdoor event space located adjacent to the detached retail and hospitality building.
4. Expansion of the sanitary sewage treatment and subsurface disposal system

**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 due to easement issues or road geometry, 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.

#### IV. ENVIRONMENTAL ANALYSIS

The Department of Resource Management has prepared a Draft Initial Study and Mitigated Negative Declaration (IS/MND) (Attachments 5 and 5A) for the proposed project, which was noticed and available for public review and comment between June 20, 2017 and July 28, 2017. The Draft MND identified certain potentially significant impacts together with proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant (See Attachment 5):

As of July 27, 2017, 4 comments (Attachment 8) have been received commenting on the following impacts:

1. Traffic
2. Size of the Winery
3. Hours of Operation

One of the four commenters represented the Solano Irrigation District which had no comments on the IS/MND.

All comments, along with staff responses, will be provided to the Planning Commission along with responses to comments upon the close of the public review period (July 28, 2013).

#### V. DISCUSSION:

##### **General Plan**

The property is designated as Agricultural by the 2008 Solano County General Plan which is intended to protect areas devoted to the practice of agriculture. Crop production and agricultural processing activities, including wineries, are consistent with this land use designation. The General Plan also identified this area as within a special study area. As a result, the County subsequently undertook a planning effort for the Suisun Valley.

##### **Suisun Valley Strategic Plan and Zoning**

The Suisun Valley Strategic Plan was adopted by the County in 2010. The Plan designates this property as Agriculture. The Strategic Plan also included new zoning regulations for Suisun Valley. The subject property was rezoned to a newly created Agriculture-Suisun Valley (A-SV-20) District. The A-SV-20 District permits the establishment of large wineries (>100,000 gallons per year) with a use permit. In addition, the zoning permits restaurants and cafes, local products and special events. The proposed winery and retail and events center is consistent with the standards established in the A-SV-20 District.

##### **Williamson Act**

A portion of the property is under a Williamson Act contract. The establishment of a winery is a compatible use with the Williamson Act.

##### **Development Review Committee**

The project was referred to the Development review committee for Solano County. Comments were received from the Environmental Health, Public Works and Building and Safety Divisions. Their requirements have been incorporated into the conditions of approval (Attachment 6).

##### **Outside Agency Review**

The project was also referred to several outside agencies, including:

1. Solano Irrigation District

2. Suisun Fire Protection District
3. Fairfield-Suisun Unified School District
4. Sonoma State University
5. SF Regional Water Quality Control Board,

As of the writing of this report, staff has received comments from the Suisun Fire Protection District and the Solano County Irrigation District.

### **Public Correspondence Received to Date**

As of the writing of this staff report, we have received one letter on the use permit from Mary Browning (Attachment 7) in opposition to the proposed winery. In her letter, Mary cites several concerns with respect to winery development within the Suisun Valley, including:

1. Inappropriate scale of the proposed development
2. Deficiencies in the County General Plan, Suisun Strategic Plan and Zoning with respect to wineries and agritourism,
3. Inadequate enforcement of existing permits and regulations.

In response, staff believes that the 2008 General Plan process and the 2010 Suisun Valley Strategic Planning process included extensive outreach to stakeholders and significant discussion of agritourism, wineries and the emergence of retail farming and agritourism. These concepts were vetted and it was the consensus of stakeholders and most public participants that the policies embedded in those documents were most appropriate for the residents of Solano. Subsequently, the zoning was amended to include a new Suisun Valley Agricultural Zoning District (A-SV-20) which was applied to this property. As previously discussed, this project is consistent with the provisions of the A-SV-20 Zoning District.

### **Conclusion**

It is the conclusion of staff that the project as proposed is consistent with all applicable plans and policies of Solano County. Staff will present a supplemental report to the Planning Commission prior to the public hearing as further comments are received on the Mitigated Negative Declaration.

### **VI. RECOMMENDATION**

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Use Permit Application No. U-16-04 of Caymus Suisun Winery, for the construction of a large winery and related uses located at 4991 Suisun Valley Road, and
2. Adopt a resolution to **Adopt** the Mitigated Negative Declaration and **Approve** Use Permit U-16-04 (Attachment 1).

### **VII. FINDINGS:**

Staff is recommending that the Planning Commission make the following findings in support of approving Use Permit U-16-04:

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

The establishment of a large winery is permitted in the A-SV-20 district with a use permit. Wineries, a form of agricultural processing, are uses considered consistent with the agriculture designation in the 2008 General Plan and the 2010 Suisun Valley Strategic Plan.

**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.

**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 winery 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.

**VIII. CONDITIONS OF APPROVAL:**

Staff is recommending that the Planning Commission adopt a resolution approving Use Permit U-16-04, including the conditions of approval in Attachment 6.

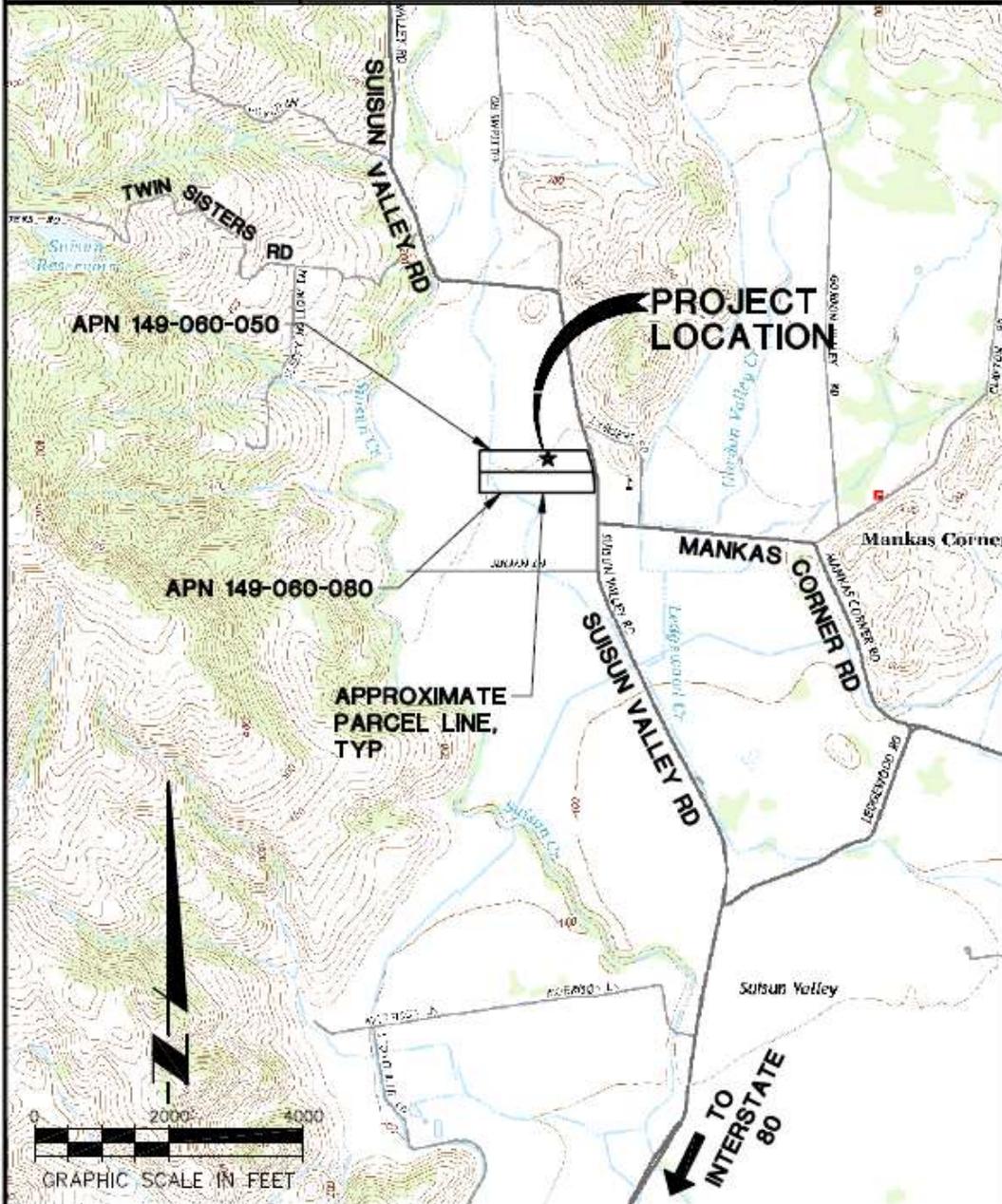
**ATTACHMENTS:**

- 1 - Resolution (To be Distributed at the Hearing)
- 2 - Location Map
- 3 - Aerial View
- 4 - Site Plan
- 4a - Elevations
- 5 - Final IS/Mitigated Negative Declaration
- 5a - Mitigated Negative Declaration
- 6 - Conditions of Approval
- 7 - Letter from Mary Browning dated 07-27-17

**SUMMIT**

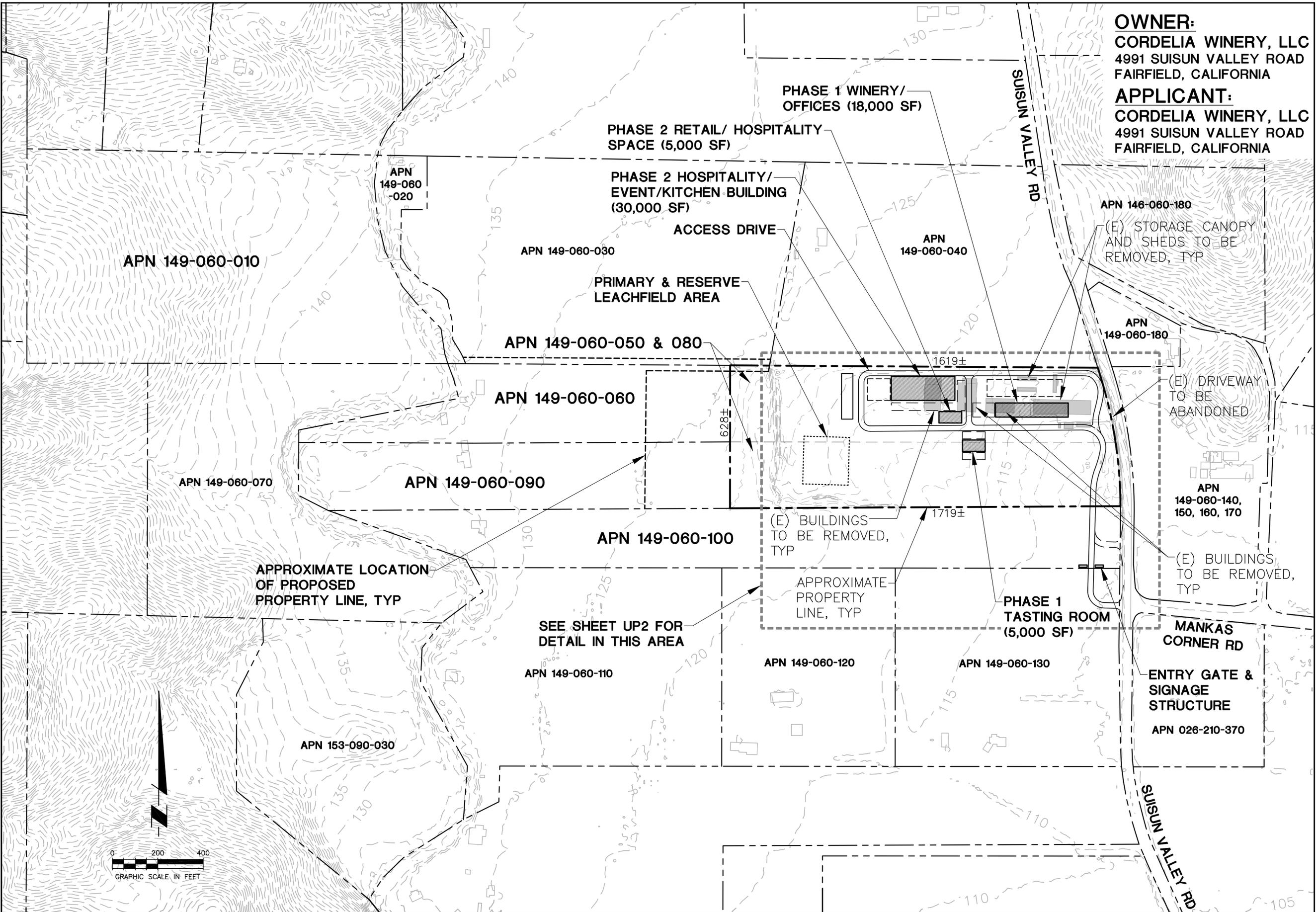
**GERMAN PARCEL**  
**4991 SUISUN VALLEY ROAD**  
**FAIRFIELD, CA**  
**APN 149-080-050, 080 & 010**  
**GERMAN PARCEL**

PROJECT NO. 2015140  
DATE 2015-12-01  
SHT NO 1 OF 1  
BY TF CHK JR





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**OWNER:**  
CORDELIA WINERY, LLC  
4991 SUISUN VALLEY ROAD  
FAIRFIELD, CALIFORNIA

**APPLICANT:**  
CORDELIA WINERY, LLC  
4991 SUISUN VALLEY ROAD  
FAIRFIELD, CALIFORNIA

**SUMMIT**

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

**CAYMUS SUISUN WINERY**  
4991 SUISUN VALLEY ROAD  
FAIRFIELD, CALIFORNIA

USE PERMIT APPLICATION

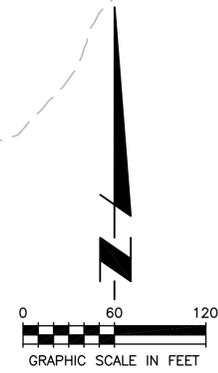
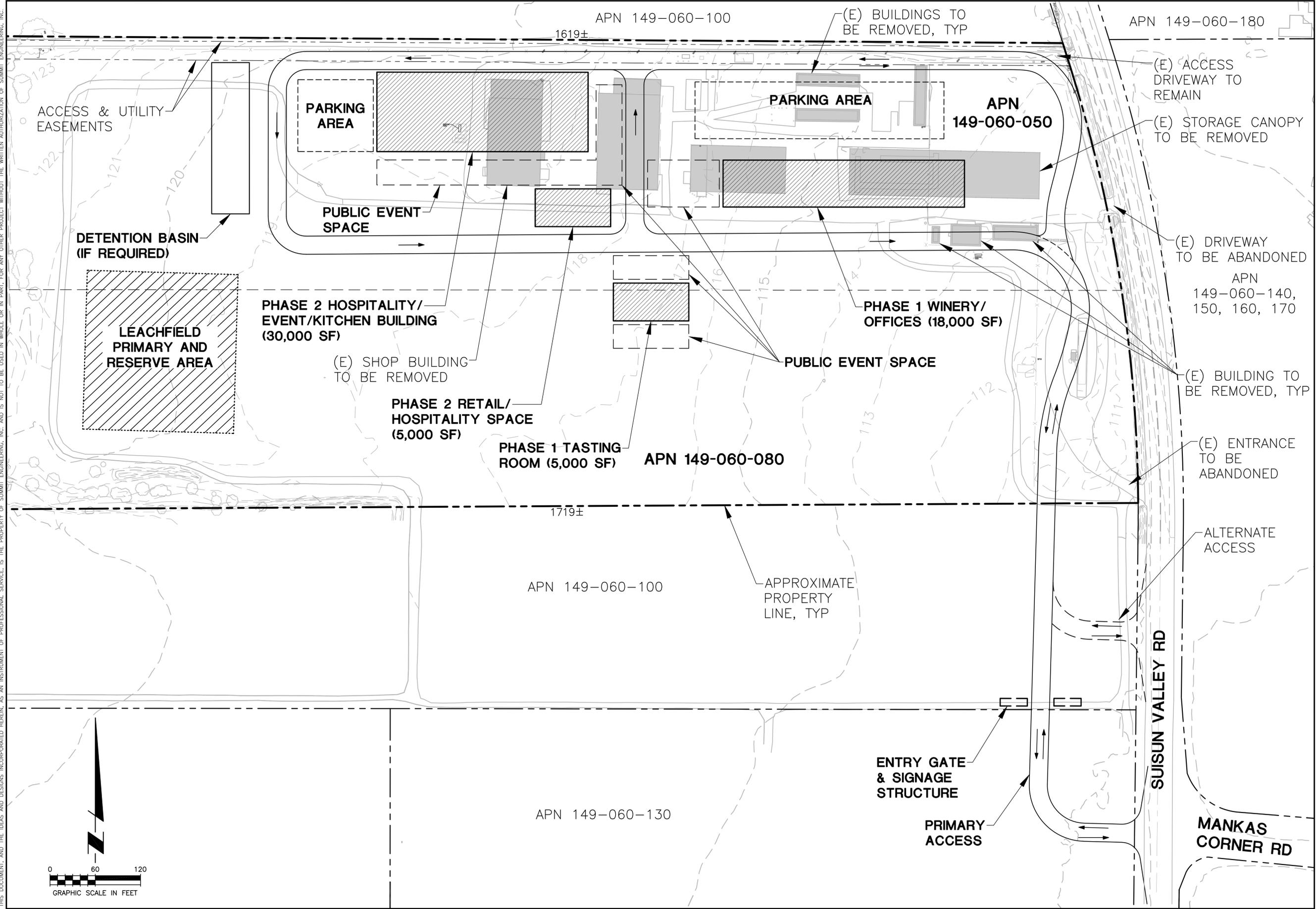
OVERALL SITE PLAN

2017-03-21

DATE: 2016-11-30  
JOB NO: 2015140  
SCALE: AS SHOWN  
DRAWN: JA  
CHECKED: MS

SHEET **UP1**

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**CAYMUS SUISUN WINERY**  
 4991 SUISUN VALLEY ROAD  
 FAIRFIELD, CALIFORNIA

USE PERMIT APPLICATION  
 WINERY SITE PLAN

DATE:	2016-11-30
JOB NO:	2015140
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	MS
SHEET	<b>UP2</b>

# CAYMUS - SUISUN WINERY

4991 Suisun Valley Road - Fairfield, CA

PRELIMINARY DESIGN REVIEW PERMITS  
MAY 2018



**DRAWING INDEX**

- 001 COVER SHEET
- 101 SITE PLAN
- 201 REAR EXTERIOR ELEVATION
- 202 REAR EXTERIOR ELEVATION
- 211 ROOM FLOOR PLAN
- 212 ROOM FLOOR PLAN
- 221 REAR EXTERIOR ELEVATION
- 222 REAR EXTERIOR ELEVATION

**VICINITY MAP**



**PROJECT INFORMATION**

PROJECT NAME: CAYMUS SUISUN WINERY  
 STREET ADDRESS: 4991 SUISUN VALLEY ROAD, FAIRFIELD, CA 94533  
 PARCEL NUMBER: APN - 149-060-050 & -080  
 SIZE OF TRACT: APPROX. 29 ACRES  
 DEFERRED SUBMITTAL: LANDSCAPE DESIGN ISSUED AS DEFERRED SUBMITTAL. THE EXTENTS AND MATERIALS FOR LANDSCAPE PLANTING TO BE DETERMINED DURING FINAL DESIGN REVIEW SUBMITTAL PROCESS.  
 ZONING DISTRICT: A-SV-20  
 SETBACKS:  
 FRONT: 30 FT  
 SIDE: 20 FT  
 REAR: 25 FT  
 BETWEEN STRUCTURES: 10 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 HEIGHT LIMIT: 35 FT

**PROJECT TEAM**

**OWNER:**  
 CORDELIA WINERY, LLC  
 4991 SUISUN VALLEY ROAD  
 FAIRFIELD, CA 94533

**CIVIL:**  
 SUMMIT ENGINEERING, INC  
 463 AVIATION BLVD., SUITE 200  
 SANTA ROSA, CA 95403  
 PHONE: 707-527-0775 X 165  
 CONTACT: GREG SWAFFAR, PE

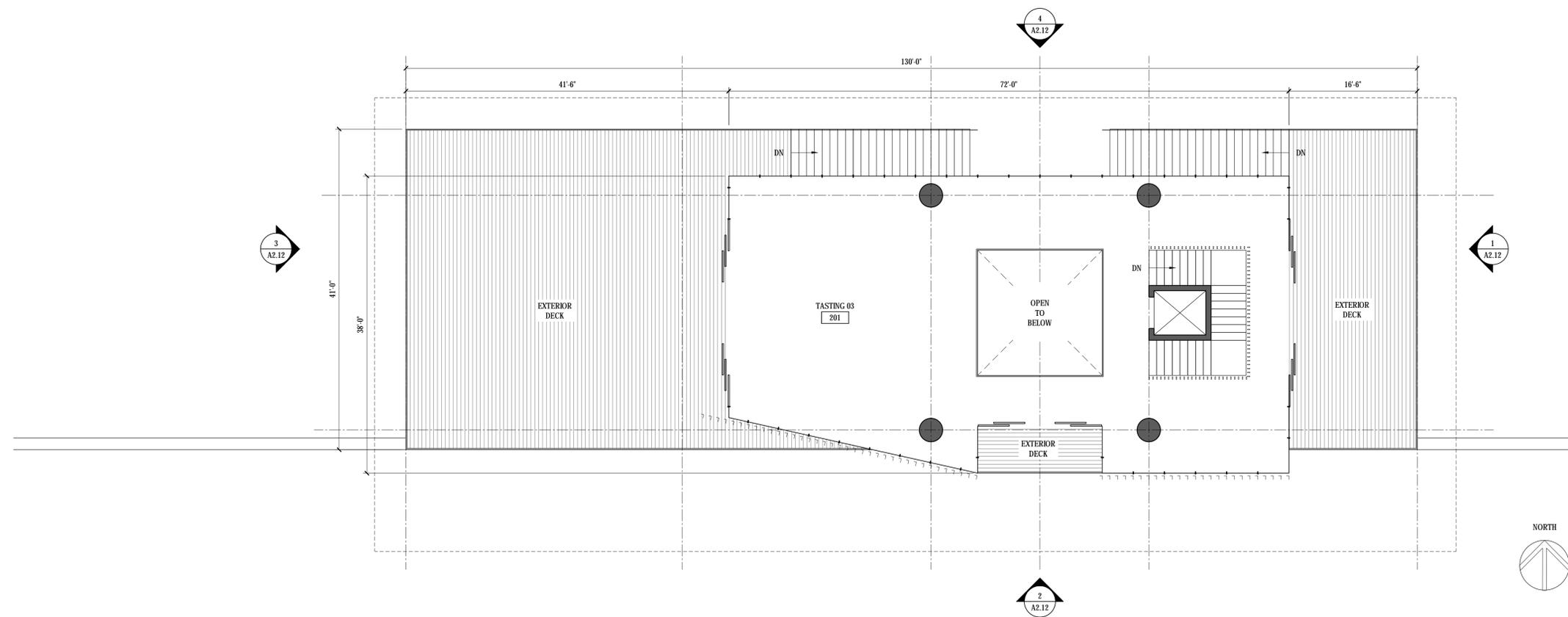
**APPLICANT:**  
 CORDELIA WINERY, LLC  
 4991 SUISUN VALLEY ROAD  
 FAIRFIELD, CA 94533

**ARCHITECT:**  
 BOHLIN CYWINSKI JACKSON  
 49 GEARY STREET, SUITE 300  
 SAN FRANCISCO CA, 94108  
 PHONE: 415-989-2100  
 CONTACT: JOE DNAPOLI

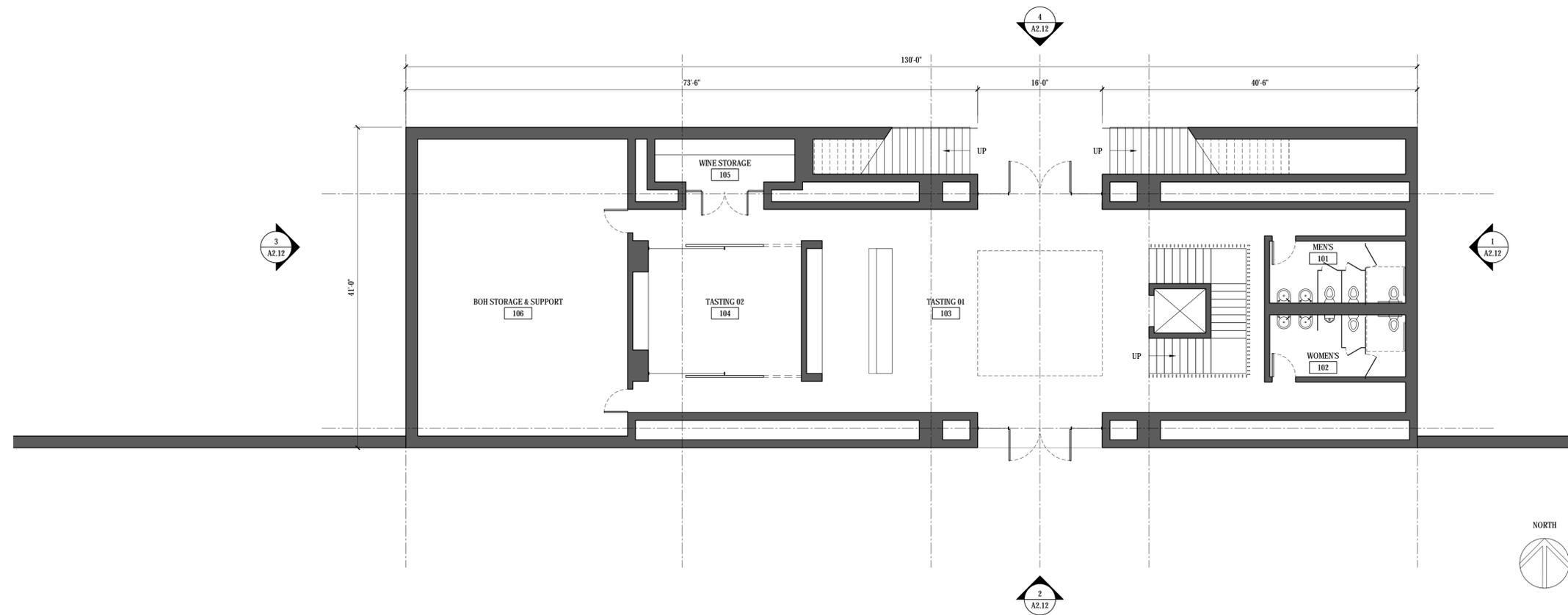








2 TASTING ROOM - PLAN L2  
1/8"=1'-0"



1 TASTING ROOM - PLAN L1  
1/8"=1'-0"

DATE	
DESCRIPTION	
REVISION NUMBER	

PROJECT NUMBER	
DATE	

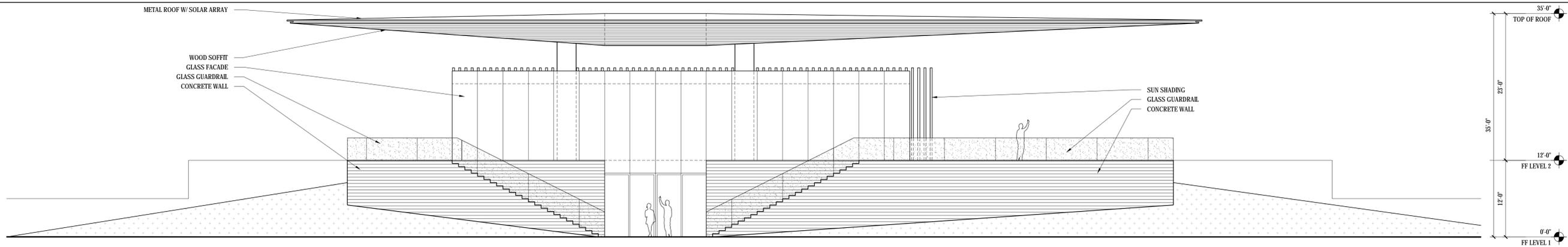
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

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PROJECT STATE	
PROJECT ZIP	

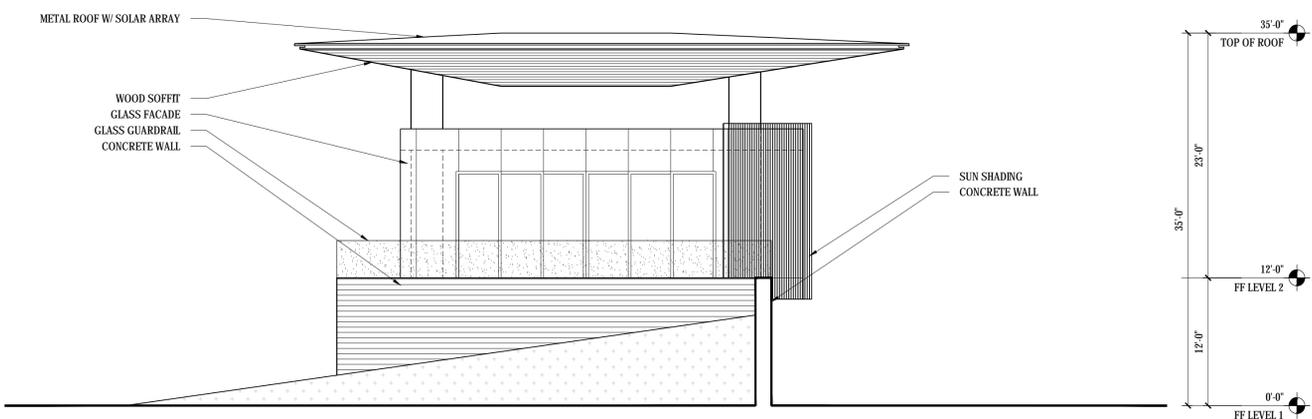
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PROJECT ZIP	

PROJECT NUMBER	
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PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

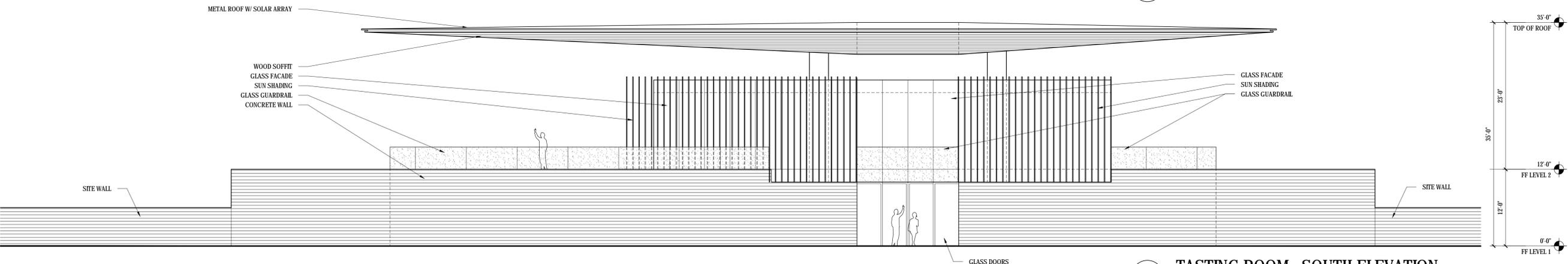
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PROJECT ZIP	



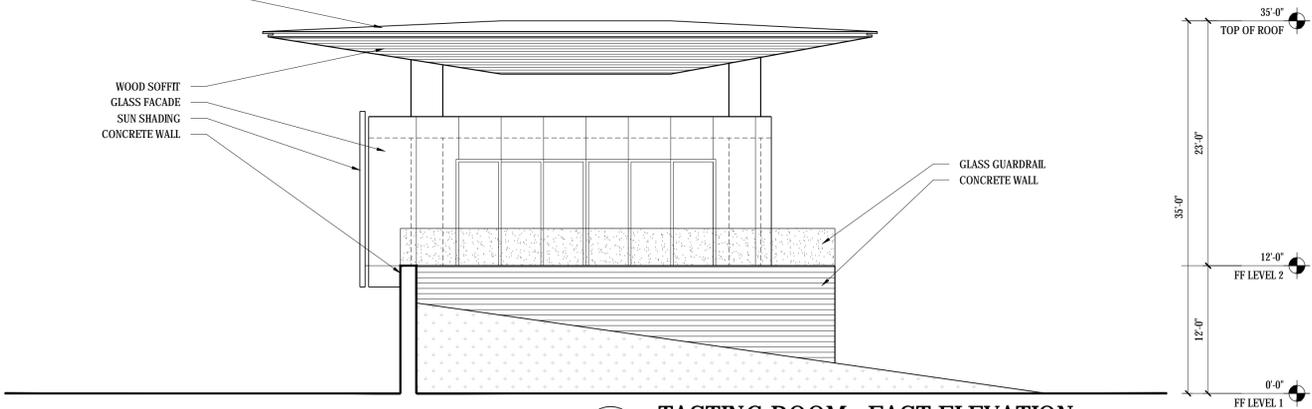
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3 TASTING ROOM - WEST ELEVATION  
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2 TASTING ROOM - SOUTH ELEVATION  
1/8"=1'-0"



1 TASTING ROOM - EAST ELEVATION  
1/8"=1'-0"

DATE	DESCRIPTION	BY	CHK

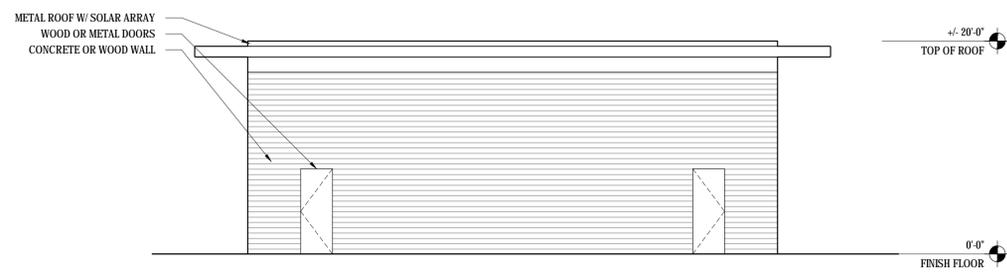
NO.	REVISION

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DR	

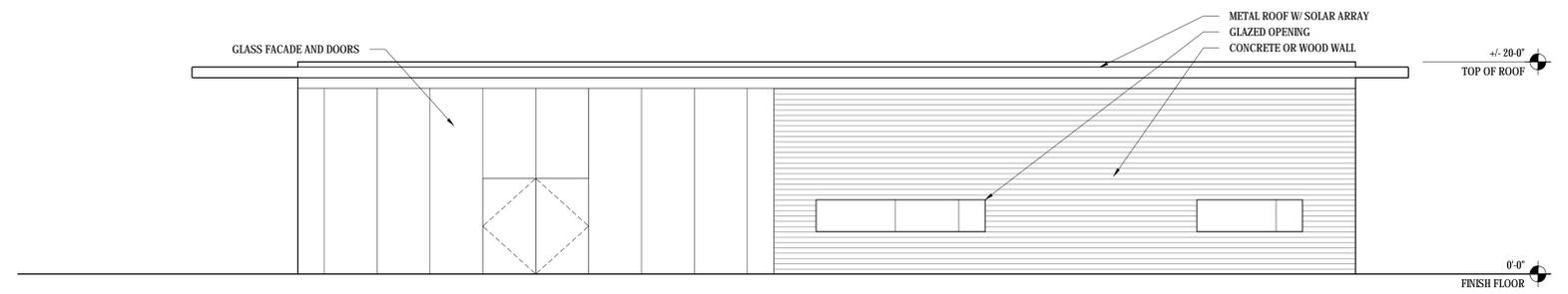
ROOM	TASTING ROOM - INTERIOR

NO.	REVISION

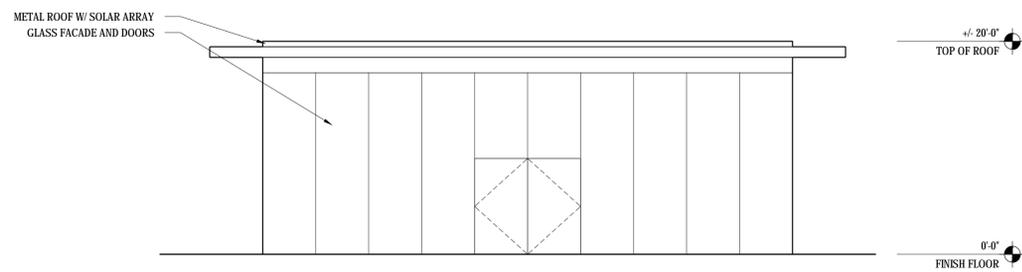
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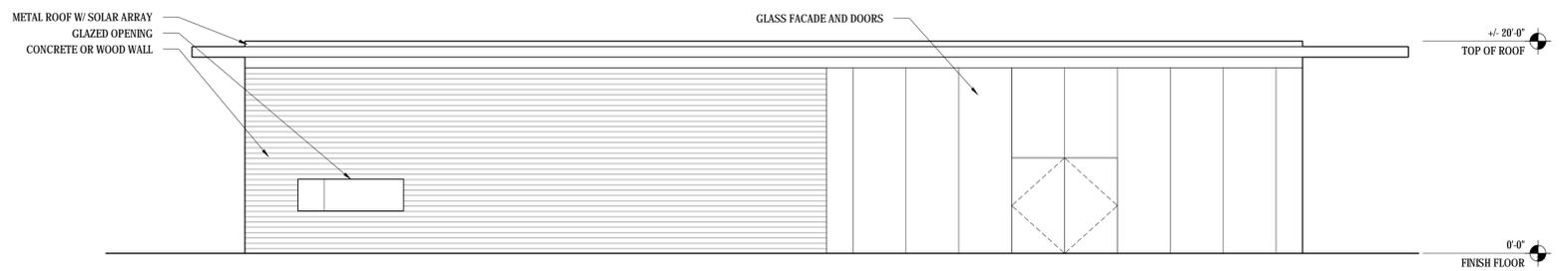
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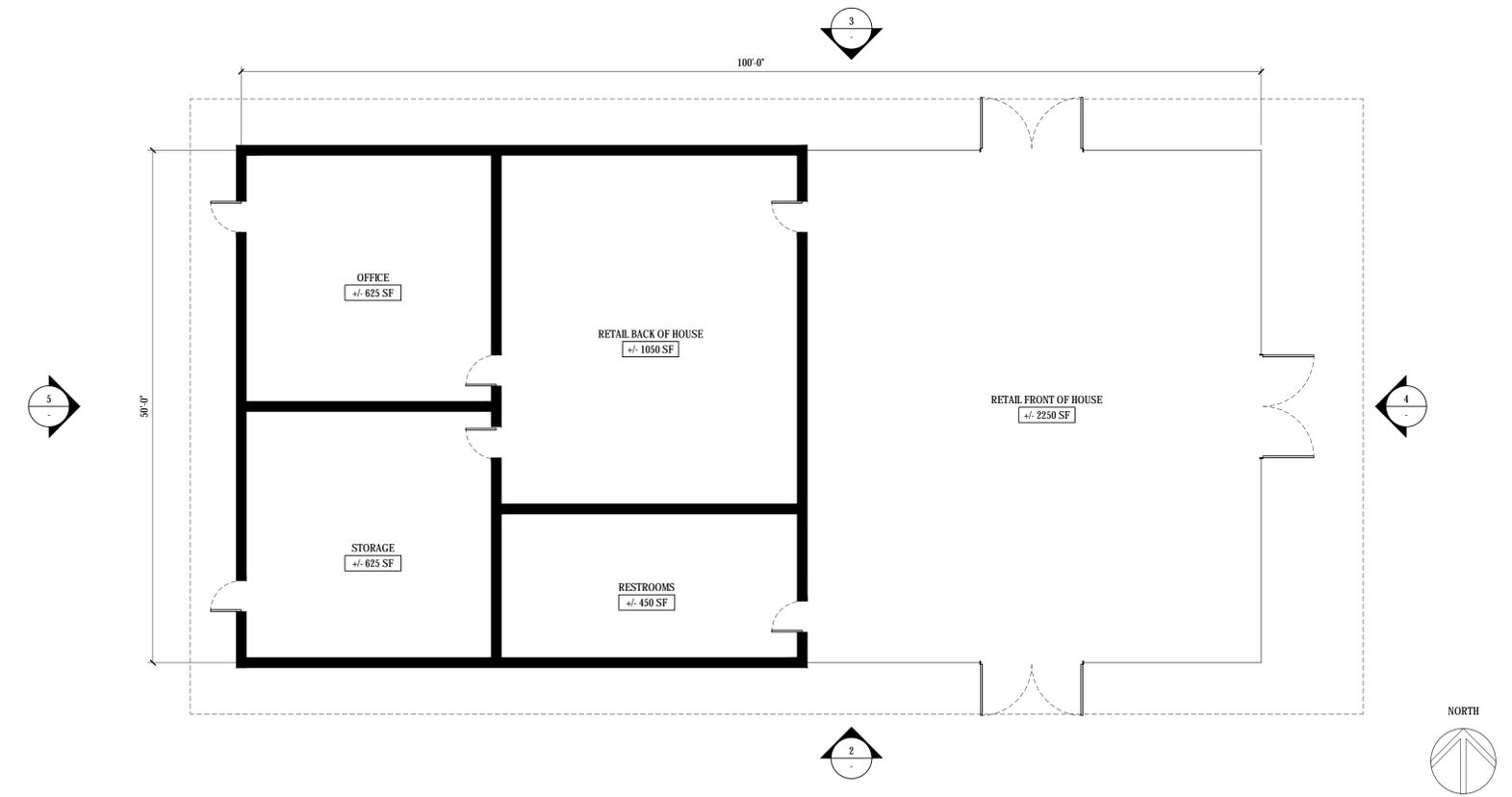
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**4 EAST ELEVATION**  
1/8"=1'-0"



**2 SOUTH ELEVATION**  
1/8"=1'-0"



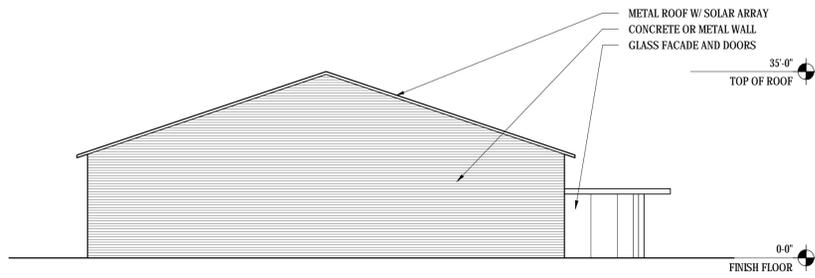
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REVISION NUMBER	DATE	DESCRIPTION

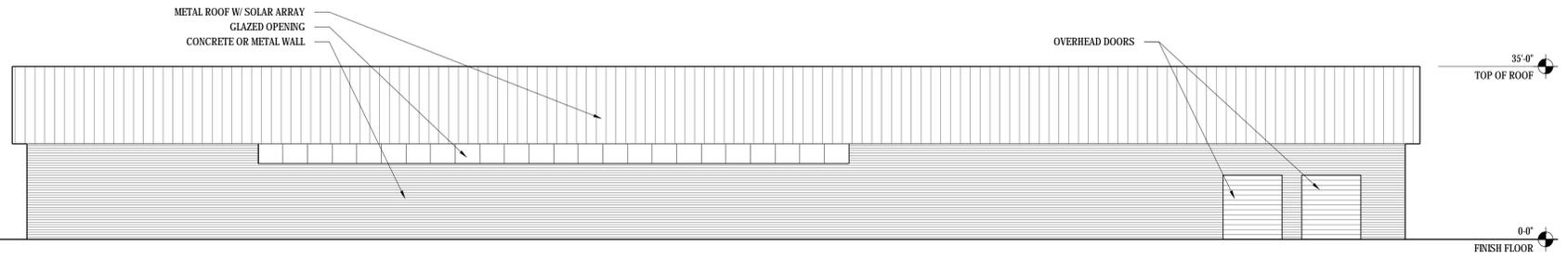
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PROJECT NUMBER	DATE	DESCRIPTION

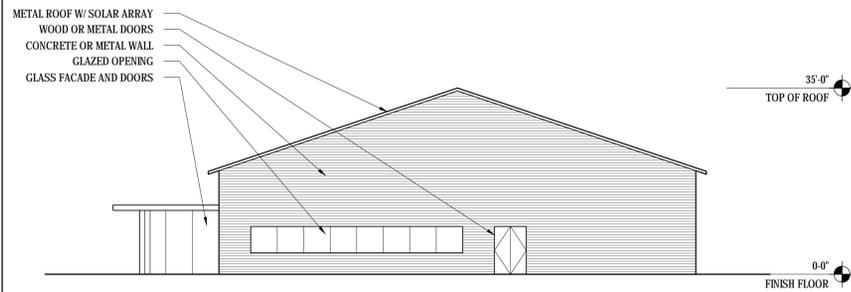
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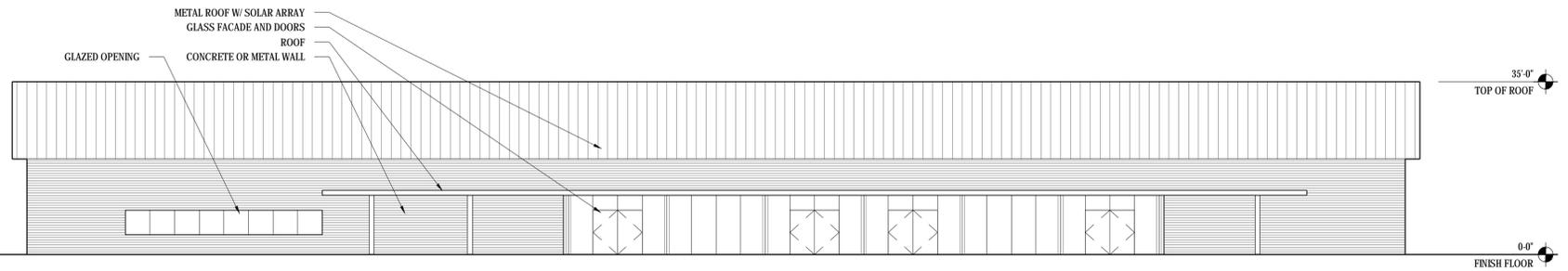
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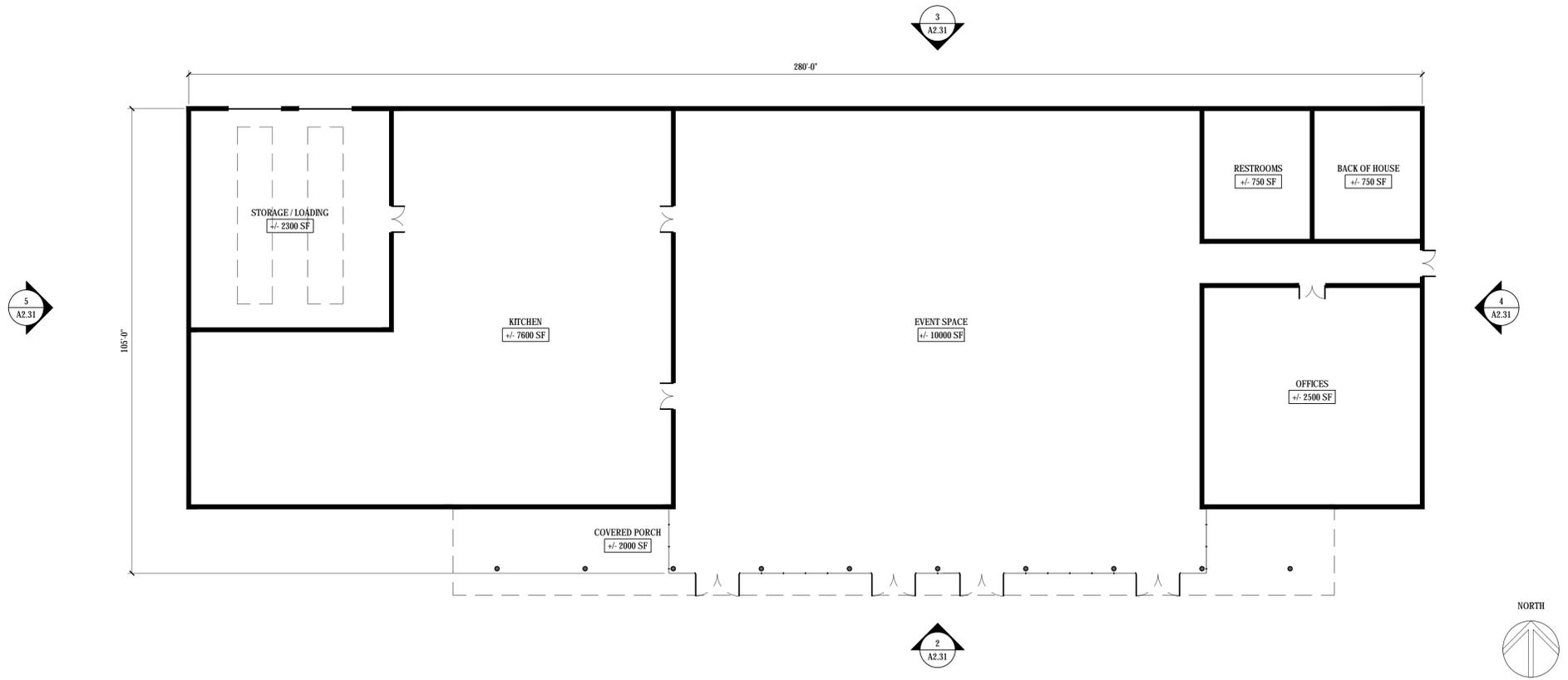
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**4 EAST ELEVATION**  
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**2 SOUTH ELEVATION**  
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**1 EVENT BLDG - PLAN**  
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DATE	DESCRIPTION	BY	CHK

NO.	DESCRIPTION	DATE

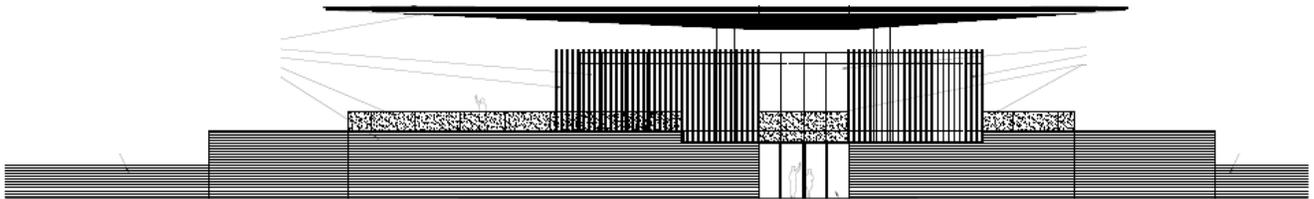
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NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

**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**

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DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

**Introduction**

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

Project Title:	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.

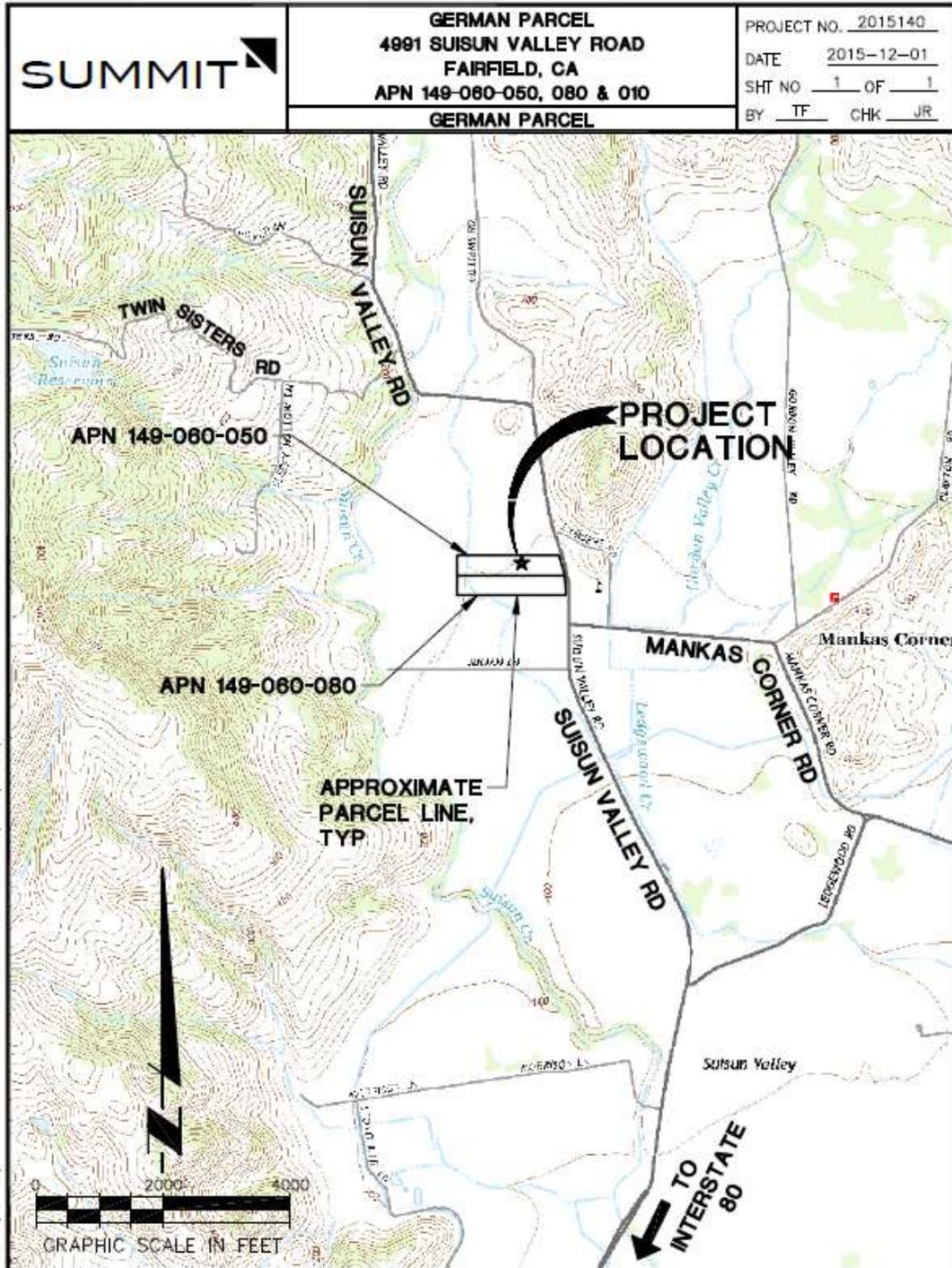
The proposed project will include development of two of the parcels totaling approximately 29 acres for winery and distillation purposes in phases. The facility will include a complete winemaking and distillation facility including retail sales, a delicatessen, tours and tasting, as well as space for 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





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

Figure 3A: Overall Site Plan

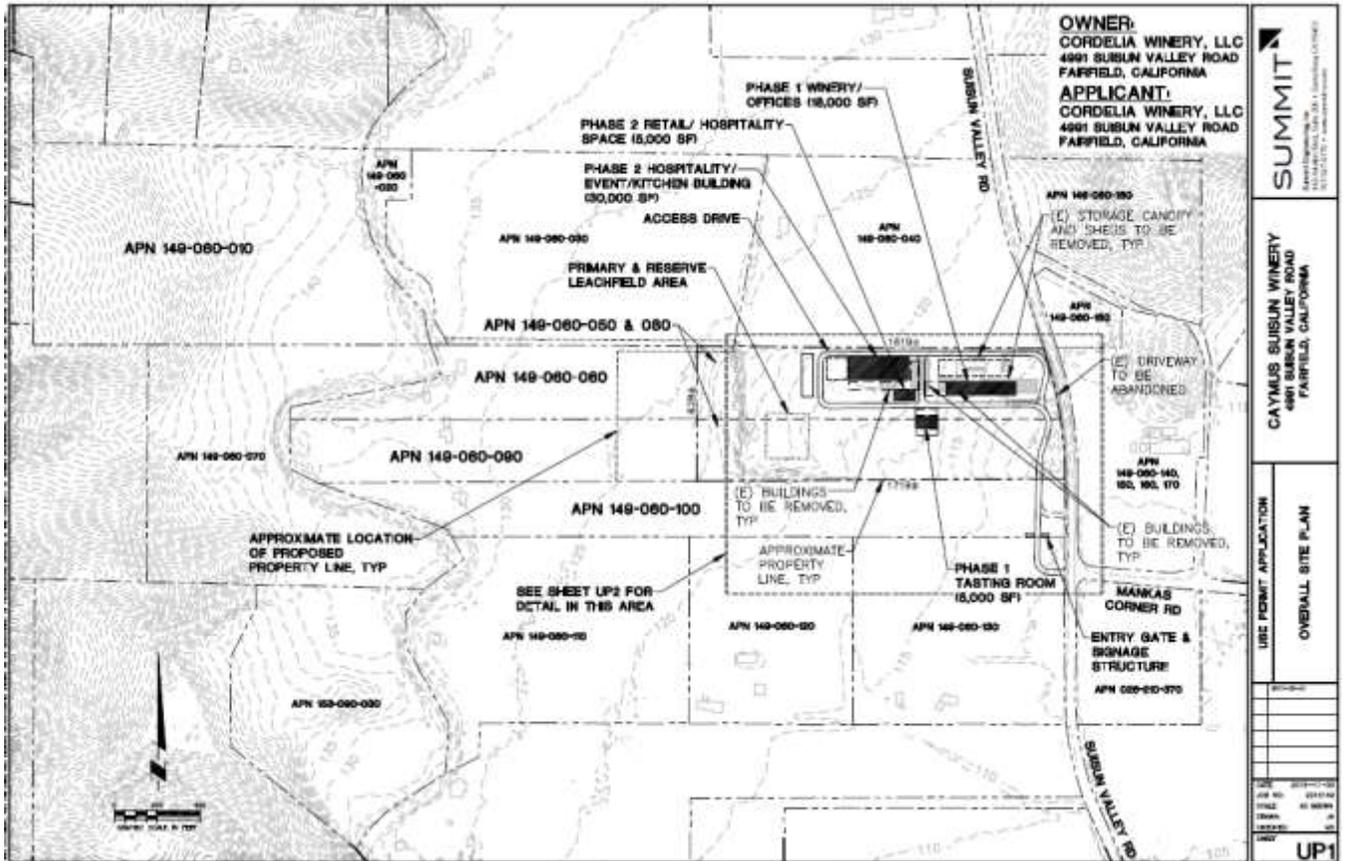


Photo 1 - View looking south at existing shop building on site



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**

		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Would the project					
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"/>

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evacuation plan?

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- 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"/>

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injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

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- 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

**FINAL MITIGATED NEGATIVE DECLARATION  
OF THE  
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

**PROJECT TITLE:**

Use Permit Application No. U-16-04 of Caymus Suisun Winery

**PROJECT DESCRIPTION AND LOCATION:**

Cordelia Winery, LLC (Caymus Vineyards) has applied for a Use Permit (U-16-04) to construct a large winery with special events located at 4991 Suisun Valley Road in unincorporated Fairfield. The project will also require land use, grading, building and encroachment permits from the County of Solano.

The proposed winery/distillery will be developed in phases and have an ultimate production capacity of 200,000 gallons of wine per year. The winery will also conduct retail sales and tasting for guests as well as events. This facility will provide access to Solano County grapes as well as grapes from other California counties.

**FINDINGS:**

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Mitigated Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

**MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:**

**2.1 Aesthetics**

**Mitigation Measures 2.1a. Require Project to 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.

## 2.3 Air Quality

**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  $\text{NO}_x$  and  $\text{PM}_{10}$  exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during 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  $\text{NO}_x$  and  $\text{PM}_{10}$  control equipment will be available.

**Mitigation Measures 2.3.b. Require Implementation of Measures to Reduce Fugitive  $\text{PM}_{10}$  Dust Emissions.** The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD and YSAQMD to further reduce fugitive  $\text{PM}_{10}$  dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.

- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

## 2.4 Biological Resources

**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

**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.

## 2.7 Greenhouse Gas Emissions

**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.

## 2.9 Hydrology and Water

**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.

## 2.12 Noise

**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.

## **2.16 Utilities and Service Systems**

**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).**

### **PREPARATION:**

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at [www.solanocounty.com](http://www.solanocounty.com).

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Michael Yankovich, Planning Program Manager

Solano County Dept. of Resource Management  
675 Texas Street, Suite 5500, Fairfield, CA 94533  
(707) 784-6765

## **A. General Conditions**

1. The proposed use shall be established in accord with the application material, Mitigated Negative Declaration, staff report to the Planning Commission and the approved site plan.
2. Within 60 days of approval of the use permit, the applicant shall submit a final development plan portraying the project as approved, including any modifications imposed by these conditions of approval.
3. The permit is issued for an indefinite period, subject to renewal every 5 years per Section 28.106(N) of the Solano County Code. The applicant shall file an application for renewal 60 days prior to each five year anniversary date (beginning August 3, 2022).
4. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
6. Failure to comply with any of the conditions or limitations set forth in the subject conditions of approval shall be cause for the revocation of this permit.

## **B. General Operating Standards from Chapter 28 (Zoning Regulations)**

The proposed use is subject to certain operating standards and requirements enumerated in Chapter 28, Article III. Among these standards are the requirement for the operator to take steps to:

1. **Prevent Offensive Noise, Dust, Glare, Vibration or Odor.** All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
  - a. Dust, glare, vibration which are detectable beyond any property line, and
  - b. Noise that exceeds 65dBA LDN at any property line.
2. **Prevent Storm Water Pollution.** Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river
3. **Manage Parking.** Adequate off-street parking shall be provided pursuant to Section 28-94 as well as Section 28.73.30(A) and (B)(6)(a)(6); parking areas and driveways shall be treated as necessary to control dust. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.

Per Section 28.73.30(B)(6)(a)(6), 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 applicant 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.
4. **Manage the Removal of Natural Material.** Removal of natural material 1) shall prevent

offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.

5. **Manage Solid Waste and General Liquid Waste Storage and Disposal.**

- a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.
- b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.
- c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.
- d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.

**C. The Applicant shall obtain All Required Permits from other Agencies**

The use of lands and buildings may be subject to additional permits from the County of Solano or other public agencies. Prior to conducting any land use authorized under this permit, the applicant shall obtain any other federal, state or local permits required for construction or operation of the proposed winery.

**D. Building Division Conditions**

1. The Building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures. The building shall meet all of the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code. (CalGreen) The building shall be designed by a licensed and/or registered architect/engineer who is knowledgeable in Green Building Codes.
2. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2016 California Building Code. **“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”**
3. Certificate of Occupancy, Use and 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 either a temporary certificate of occupancy or a certificate of occupancy therefore as provided herein.”

4. A separate permit will be required for any grading.
5. A geotechnical/Soils Report will be required for any expansions to existing buildings or for the construction of new buildings.
6. The building permit plans shall include a code analysis as listed below and the design shall be under the 2016 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
  - a. Occupancy Classification
  - b. Type of Construction
  - c. Seismic Zone
  - d. Location on Property
  - e. Height of all buildings and structures
  - f. Square footage
  - g. Occupant Load
  - h. Allowable Floor Area
  - i. Height and Number of Stories
7. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 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 the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”**
8. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 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, and designed by a licensed architect reflecting all site accessibility.
9. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
10. The fire district will reassess the site for fire life and safety requirements.

#### **E. Environmental Health Division Conditions**

1. **Hazardous Materials** – The operator shall be in compliance with all hazardous materials and hazardous wastes laws and regulations. A Hazardous Materials Business Plan that includes chemical inventories, emergency response plan, and employee training plan. is required if hazardous materials or wastes stored on-site meet or exceed 55 gallons liquid, 200 cubic feet

of gas and / or 500 pounds of solid. The operator must create and submit a Hazardous Materials Business Plan in the California Environmental Reporting System.

2. **Water Supply System** - The proposed project will use onsite wells and meet the threshold of the 25 or more persons per day, on average for any 60-day period. The use of the existing water wells to provide potable water for employees, visitors, and development of a commercial/retail food service will require evaluation by and potentially permit from the State of California Department of Public Health Division of Drinking Water (CDPH). If CDPH does not permit the water system as a Small Community Water System, then under the Use Permit the water used for commercial/ retail food service will meet the standards for potable drinking water. The water system will need to comply with all pertinent state and local requirements, including financial assurances, monitoring, reporting, and meeting potable water quality standards. Ala Lilichenko, DPH may be contacted at 510 620-3601 for permitting requirements and information. Additionally, even if a DPH permit is not necessary any water served or used in retail food preparation must be in compliance with potable drinking water standards. The proposed public water provider is the Suisun-Solano Water Authority. A "will serve" letter shall be provided from this agency with its ability and intention to provide public potable drinking water to this project.
3. **Waste Water Disposal** - The proposed wastewater generated from employees, visitors to the tasting room, and event guests is anticipated for permitting and oversight by the California Regional Water Quality Control Board (San Francisco Bay Region) (SFRWQCB) under Waste Discharge Requirement (WDR) permit. Regulatory requirements for the waste water disposal will include financial assurances and ongoing monitoring and maintenance requirements, including the designation of a qualified responsible operator. Melissa Gunter, with SF RWQCB, 510 622-2390 may be contacted for system evaluation. In conversations with Melissa Gunter of SFRWQCB it is likely that the domestic type wastewater system will be delegated to Solano County for review, siting, and permitting for construction. If the domestic type wastewater system is classified as an alternative type system per Solano County Code, Chapter 6.4 due to limiting soil and groundwater conditions then an operations and maintenance permit will be required on an annual basis.

Occasional special events with attendees of up to 450 people may be supplemented with the use of approved portable toilet units for these types of occasional temporary events.

If there is use of reclaimed water (treated wastewater containing toilet waste) for irrigation will require approval and additional monitoring from the California Department of Public Health and/or the RWQCB.

4. **Commercial Kitchen/Food Service** - Food permits shall be obtained for the delicatessen and the wine tasting room, if food is offered for sale or service other than the serving of crackers. Plans and specifications for both facilities shall be submitted to the Consumer Section of the Environmental Health Division for review and approval prior to commencing construction.

A Special Event Organizer's Permit is required for on-site events open to the public with 2 or more food vendors. A Special Event Organizer's Permit application shall be submitted to the Consumer Section of the Environmental Health Division at least 30 days in advance of the event. All food vendors operating at these events shall submit Special Event Food Vendor Applications and obtain food permits at least 30 days in advance of the event.

## **F. Fire District Conditions**

1. Plans submitted for building permit must meet all requirements of the Uniform Building and Fire Codes. Occupancies will be determined by the County Building Official for restrictions.
2. New buildings may require protection by an automatic fire sprinkler system. System plans must be submitted to the Suisun Fire Protection District for permit, plan review and field inspections.
3. Other Fire Protection Systems and Alarms may be required pending occupancy use.
4. Public events on-site may have special requirements.
5. Access Road and building approach must meet County and Fire Code Standards.
6. Occupant load and exits will be determined upon submission of plans for building permit.
7. The access road must meet all Solano County requirements for use as a commercial driveway. This may include adequate turning radius or approved turnarounds capable of supporting fire apparatus.
8. Any gate entrances shall be at least 16 ft. wide. If gate is locked, it will be required to be provided with approved fire department access device.

#### **G. Planning Division Conditions**

1. **Tasting Facility.** The tasting facility must be no larger than 5,000 square feet or 30 percent of the size of the processing facility, whichever is less. Size shall be determined by measuring the total roof covered area.
2. **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 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.

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.

3. **Design Review.** Design Review, as described in Section 28-23.103 of the Solano County Zoning Regulations, shall be required for all new construction requiring a building permit.

The applicant shall obtain design review approval from the Director of Resource Management prior to the issuance of any building permit for the proposed winery.

#### **H. Public Works – Engineering Conditions**

1. The Applicant shall apply for, secure and abide by the conditions of a grading permit prior to the construction of the private road and for all onsite grading. 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.
2. The Applicant shall apply for, secure and abide by the conditions of an encroachment permit for any planned private road connections to Suisun Valley Road. All private roadway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

3. The Applicant shall name and install private road signs for the private road shown on the site plan. The Planning Division shall approve the road name and Public Works Engineering shall approve the signs.
4. The Applicant shall be limited to one new private roadway connection to Suisun Valley Road, in the location shown on the site plan labeled as PRIMARY ACCESS. If alternate access points are pursued additional requirements may be required such as a left-turn lane on Suisun Valley Road.
5. Prior to construction of the private road the Applicant shall obtain and record a 50 foot wide access easement across the offsite properties identified as assessor's parcel numbers 0149-060-100 and 0149-060-130.
6. The Applicant shall construct the private roadway to County of Solano Road Improvement standards. The access road shall be constructed from the connection to Suisun Valley Road, across offsite parcels identified as assessor's parcel number 0149-060-100 and 0149-060-130 as shown on the site plan.
7. Prior to construction of the private road and any building pads, the Applicant shall submit grading plans for the proposed improvements to Public Works Engineering. Grading plans shall be prepared by a licensed Civil Engineer, the plans shall be reviewed and approved by the appropriate official from Public Works Engineering.
8. Prior to construction of the private road the Applicant shall record a road maintenance agreement that requires all lot owners to participate in the maintenance of the private roadway. The maintenance agreement shall include all roadway improvements, including culverts and drainage ditches. The agreement shall include the private roadway across the offsite parcels, identified as assessor's parcel numbers 0149-060- 100 and 0149-060-130.

#### **I. Mitigation Measure Conditions**

The County of Solano has prepared and adopted an Initial Study and Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act. The applicant is responsible to undertake, complete and comply with all mitigation measures from the IS/MND, as listed below:

##### **Aesthetics (Section 2.1)**

1. **Mitigation Measures 2.1a. Require Project to Comply with the Suisun Valley Design Guidelines.** The County will require the project to comply with the adopted Suisun Valley Design Guidelines as part of Design Review prior to any construction.
2. **Mitigation Measures 2.1d. 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.

##### **Air Quality (Section 2.3)**

3. **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.

4. **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.

**Biological Resources (Section 2.4)**

5. **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 any required 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.
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  - 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.
7. **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.
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  - 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.

### **Cultural Resources (Section 2.5)**

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### **Greenhouse Gas Emissions (Section 2.7)**

- 9. 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.

### **Hydrology and Water (Section 2.9)**

- 10. 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, if required, a Wastewater Discharge Permit from the San Francisco Regional Water Quality Control Board.
- 11. 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.

### **Noise (Section 2.12)**

- 12. 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.

**Utilities and Service Systems (Section 2.16)**

**13. See Mitigation Measure 2.9.a. (Water Quality).**

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

June 26, 2017

Solano County Dept. of Resource Management  
675 Texas Street, Suite 5500  
Fairfield, CA 94533

RE: Opposition to Use Permit Application Co. U-16-04 of Caymus Suisun Winery  
Notice of Intent to Adopt a Mitigated Negative Declaration

Dear Mr. Leland,

This letter is submitted in opposition to the winery applicant's requested increase from 100,000 to 200,000 gallon bottling capacity at 4991 Suisun Valley Road, Fairfield, Solano County, California. I am a concerned citizen and valley resident opposed to the large winery being built at this site for a number of reasons. The location being very close to the Suisun Valley Elementary School at 4985 Lambert Road is detrimental to the welfare of area citizens and students. This large winery will be 10 times larger than any of Suisun Valley's 12 existing wineries. Our area also has 3 small wineries with online sales.

The vision contained in an article published a few years ago quoted Ron Lanza of Wooden Valley Winery. He said it would be nice to have 12 to 15 wineries in the valley to make it a desirable destination. Little if any attention was given to winery size.

The Suisun Valley Strategic Plan provided planning guidance for retaining the agricultural viability of the Suisun Valley. However, it and the Solano County General Plan that it updated, are unconstitutionally vague to the detriment of its citizens. It left the door open to outside corporations and investors because it lacks rules and regulations. It opened economic opportunities without adherence to desirable zoning practices, such as truly protecting agriculture as the state defines it. Simply worded allowable land uses without definitions and regulations, is a recipe for disaster. That disaster began unraveling here in 2013. The unique timing on the heels of a national recession only complicated matters. When unintended negative impacts are realized, the county's Board of Supervisors is required to revisit, revise or repeal the Plan. We have been warning county staff for more than 3 years that impacts were apparent and obvious. The County has been slow to respond and enforce local health and safety regulations. There have been only mild attempts to enforce the County's existing Agritourism definition, one which does not allow concerts and amplified music. Two quazi-event centers hosting summer concerts and events throughout the year without proper county use permits have been operating undisturbed for 3 years, putting the public in danger on a regular basis. They share the general location with the Caymus Suisun Winery site, forming a hub for alcohol-tourism. It can also be a bottleneck of traffic on our narrow country roads that our rural fire departments and Cal Fire must travel. The rural school is in the middle of all this. Wine tourism, and the never satisfied need for supporting services aimed at keeping tourists happy, always requires expensive improvements to infrastructure. Wine tastings become wine/food pairings, which become small plates, which bring applications for

restaurants. The Plan allows for restaurants, resorts and hotels, again these are commercial uses that do not directly support Agriculture. They support tourism. We are not seeing much in the way of Agritourism which would include an educational or historical element. The best business the valley had for that is Larry's Produce Stand, but that site also sold, and Larry's may never be reproduced somewhere else. Once Larry's lease term expires in 2 years, why wouldn't another large Caymus Suisun Winery and event center go in? Without winery regulations, limits, and better planning, it will likely become another winery, event center, tasting room free-for-all. If the valley's land, water and air are the environment, than the unintended negative impacts occurring now and in the near future, do have a significant effect on the environment. Already, Williams Road has been cleared of its orchards. Those orchards provided habitat and protected riparian areas. No wildlife lives in a vineyard. Our ground water supply is only a guess.

Solano County has minimal, if any, protections for our watershed, hills and ridgelines. Those areas are fair game for exploitation without protective land use regulations. There are no established creek setbacks for vineyards according to the Ag Commissioner.

Although agriculture is the primary land use in the Suisun Valley agricultural region, potential and actual conflicts have been discovered. Unintended negative impacts have resulted. Some have put people in harms way. Mankas Corner was designated as 1 of 8 planned Agricultural Tourist Centers, since it was one of a few pockets of commercial zoning in the valley. While the County recognized the shortage of parking there, they selected it to become the first ATC developed. It is also the furthest away location at the northern portion of the "loop" of the valley. In the 1980's, the site that is now Mankas Steakhouse was a country delicatessen. On-site parking and adjacent limited parking spaces amounted to less than 40. Through changes of ownerships and two subsequent restaurant expansions, the County never required additional parking to meet the needs of the business. Today, there are still less than 40 parking spaces. In the last 2 years, we have counted 225 vehicles during illegal concerts. Illegal "events" that drew more than 400 guests, without use permits, nor the approval of Suisun Fire Marshal Chief Johnson, have been allowed to occur. These events were always advertised weeks or months in advance. Both locations have maximum 150-person capacities. Solano County has a history of poor code enforcement, which doesn't bode well for residents quality of life.

Distinctions of what are commercial uses, and what is agriculture, has been argued in many courtrooms where rural areas are treated like resource-extraction areas. Suisun Valley has 35-acres (0.4%) dedicated to commercial use. The Plan allows marketing and economic opportunities (commercial uses) that will lead to the loss of the unique rural character of Suisun Valley. Read the 5 Stages of Tourism attachment. You don't need to look further than Napa and Sonoma Counties to see the negative impacts of wine tourism. In comparing our general plan to other counties, Solano County's general plan is missing pages of important definitions. Thus a very attractive opportunity to outside investors seeking to monopolize our area is created. While valley farmers sought to boost the value of farmland here, it resulted in making the land unaffordable for food farmers. Instead of helping the family farm survive, it made farm families sell or lease their land.

Properties under 15-30 year leases become difficult to sell on an open market. The valley will lose its residents and diversity, and become gentrified. It has happened in Napa, Sonoma and elsewhere.

Suisun Valley Road will separate the school from the winery. Two large tasting rooms will be less than 600 feet from the school's playground. A liquor sales license will be required, and although mere proximity by itself is not sufficient to deny an applicant, public welfare and morals are considered. Please consider the welfare of the people who live here and student's routine exposure to alcohol tourism. Children are susceptible to their environment. This project is only one piece of a burgeoning public safety problem, one that includes significant vehicle traffic that the County has only recently acknowledged privately. A count of 5,000 vehicles on a typical Friday afternoon is significant, and we have been witness to this traffic pattern for a few years.

Adjacent parcels are being snapped up quickly for contiguous vineyards under the same ownership, thus could easily become a wine theme park for adults. By law, in our country, no one has more rights than another.

The Caymus Suisun Winery will be the first large winery to be developed in Suisun Valley, north of Interstate 80. The approval of the industrial-size Cordelia Winery was the first in the county. Both are the same ownership. If built out to capacity as planned, Cordelia Winery and Distillery, will be the largest distillery in California. Solano County does not have winery regulations and policies in place that are necessary to prevent abuse and negative impacts.

The wine industry has grown faster than agricultural studies could keep up with. In my opinion, the SVSP was obsolete soon after it was passed. We are at a critical time now, where the Plan needs to be revisited. There are adverse environment impacts occurring that the County was not aware of in 2010. Any road widening, even adding shoulders and bike lanes, requires an EIR. Cal Fire did not receive an EIR from Solano County for the Mankas Corner Road Improvement Project. That project is incomplete and has stalled due to the discovery of an S.I.D. domestic water line easement in the roadway. Now, the water line itself must be moved north onto private property. This costly error and construction delay could have been prevented.

Rockville Corners is another designated ATC. However, the County now realizes that location has significant archaeological and cultural deposits that make it undesirable for future expansion and tourist use development. The Gomer School location on Abernathy Road should no longer be considered for tourist use development, due to heavy traffic. The owners of that site and of the adjacent vineyards are currently planning an event center for that location. The County's next major planned project is to widen Abernathy Road. All the while, flooding issues are not being addressed in the valley, which is in a flood zone and experiences flooding. Creeks have not been properly cleared of obstructions for years, which increases property damage caused by flooding, as was witnessed locally last winter.

Therefore, in the best interest of public safety, for students of the Suisun Valley Elementary School, and the quality of life for valley residents, please delay the approval of Use Permit Application No. U-16-04 Notice of Intent, until winery regulations can be written and approved. Winery regulations here should be modeled after those of Napa County, since our regions are connected and adjacent, but scaled to our 9,000 acre valley. Until adequate regulations exist, only a limited number of small wineries should be considered for approval. And, you must set a maximum number of wineries and tasting rooms in order to have any type of sustainability.

Furthermore, large wineries who export their wine should not be allowed to build event centers and hold direct-marketing events, because they do not need to market wine in this way. Events require parking lots, and parking lots pave over significant amounts of farmland. Weddings should be banned, as they are not ag supporting. Urban commercial uses should be directed to the urban areas. The City of Fairfield can accommodate all of these commercial uses that will otherwise harm the valley and drive away residents.

As for our County's limited funding for these projects, spending for the "needs" must come before the "wants" in order for the community and majority of citizens to truly benefit. Do not fall for the false promises that accompany requests for variances. The City of St. Helena is recalling their mayor in August, because he has favored Big Wine over the townspeople. Residents there do not want to be overrun by wine tourism. One false promise made recently was a large winery claimed that if granted approval to build, the town would see \$500,000 in annual state sales tax. The truth revealed the town would only see \$5,000. That is because the wine is exported out of California. Ninety percent of the wine produced in California is exported.

Thank you for your consideration,

Mary Browning  
Suisun Valley resident

## **5 Stages: "Tourism's Faustian Deal" – George Caloyannidis: NAPA Vision 2050**

**Stage 1:** Tourism is purely supplemental and supportive to an existing economic base.

**Stage 2:** The local economy increases its reliance on tourist dollars and is perceived by local governments and businesses as essential.

**Stage 3:** The dislocation of the local population begins, a gradual tearing of the social fabric, the proliferation of low paying jobs with the associated concentration of outsider investor wealth at the top.

**Examples:**

- Neighbors move out and part-timers or vacation rentals proliferate: neighbors do not know or talk to each other.
- Low paying jobs proliferate – the income gap widens – only the wealthy are "thriving"
- Housing is not available – workers have to commute in creating more traffic congestion

**Stage 4:** By this stage, the process is irreversible. The deficit economy of tourism becomes evident as the wear and tear of the infrastructure requires ever increasing funds for maintenance and further destructive expansion. (Taxes, use and mitigation fees)

**Examples:**

- Tourism becomes "unwelcome" by local residents.
- Traffic and road safety problems proliferate. Local governments propose additional taxes on residents to pay for fixing roads, etc. Are reluctant to impose "mitigation fees" on the businesses benefiting from the tourism.
- Authentic character is lost – feels like living in or visiting Disneyland.

**Stage 5:** The Faustian deal is complete: Local government has negotiated itself into the corner of no alternative than the vicious cycle of even more and more tourism to pay the bills. It never catches up ... the infrastructure erodes ... once thriving communities are in tatters both in terms of infrastructure and social capital.

**Tourism then moves to other destinations – and the cycle starts again – devouring once thriving communities and locations with authentic character.**