

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

**PROJECT TITLE:**

Use Permit Application No. U-19-09 by E&C Winery LLC

**PROJECT DESCRIPTION AND LOCATION:**

E&C Winery LLC, a California limited liability company, proposes to develop a new winemaking, custom crush, and hospitality facility on two parcels totaling approximately 70 acres (APN 0027-251-280 and -290) located on Rockville Road west of Russell Road. The proposed winery will be built in two phases over approximately 10 years and have an initial capacity of 125,000 gallons and an ultimate maximum production capacity of 500,000 gallons of wine per year. The project description has been revised from earlier circulation (February 2021).

**FINDINGS:**

The Solano County Department of Resource Management has evaluated the Initial Study that was prepared in regard 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 Measure AESTH-1. Design Review.** Prior to issuance of building permit, the Department will verify the project's compliance with the adopted Suisun Valley Design Guidelines.

**Mitigation Measure AESTH-2. Lighting and Glare.** All light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.

**2.3 Air Quality**

**Mitigation Measure AIR-1. Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions.** The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be

replaced or substituted with electrically driven equivalents (if they are not run via a portable generator set).

- To the extent feasible, alternative fuels and emission controls shall be used to further reduce 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 soon, both NO<sub>X</sub> and PM<sub>10</sub> control equipment would be available.

**Mitigation Measure AIR-2. 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 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

**Mitigation Measure BIO-1. Stormwater Pollution Prevention Plan (SWPPP).** Prior to issuance of grading permit, applicant shall apply for and obtain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with National Pollution Discharge Elimination System (NPDES) and Water Board requirements. The SWPPP shall include the following major components:

- A comprehensive erosion and sediment control plan, depicting areas to remain undisturbed and providing specifications for revegetation of disturbed areas.
- A list of potential pollutants from building materials, chemicals, and maintenance practices to be used during construction and the specific control measures to be implemented to minimize release and transport of these constituents in runoff.
- Specifications and designs for the appropriate best management practices (BMPs) for controlling drainage and treating runoff in the construction phase.
- A program for monitoring all control measures that includes schedules for inspection and maintenance and identifies the party responsible for monitoring.
- A site map that locates all water quality control measures and all restricted areas to be left undisturbed.

## 2.8 Greenhouse Gas Emissions

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

### 2.12 Noise

**Mitigation Measure NOISE-1. Construction Noise.** The project contractor(s) shall limit all noise-producing construction related activities, including the operating of any tools or equipment used in construction, grading or demolition work, to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No activity shall take place on Sunday, except by written permission of the Director of Resource Management.

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

**PREPARATION:**

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



---

Allan Calder, Planning Program Manager

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