

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021020257

Project Title: E&C Winery

Lead Agency: County of Solano

Contact Name: Eric Wilberg

Email: Planning@SolanoCounty.com Phone Number: 707-784-6765

Project Location: Fairfield, Solano County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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. Project access is proposed via Russell Road off Rockville Road. At the project's frontage, Rockville Road is a rural two-lane roadway with unimproved shoulders. Rockville Road is included in the County's capital improvement plans for roadway widening and enhancement. As noted in the MND, this roadway currently has a Class II bike lane easterly of the project site. Agricultural uses surround the subject site, interspersed with single-family residences. The Willotta Oaks residential neighborhood is located one-quarter mile west of the subject site. The project description has been revised from earlier circulation (February 2021).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Findings of SIGNIFICANT IMPACT
Based on the Initial Study, Part I as well as additional application materials 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 WITH MITIGATION MEASURES
Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project requires mitigation measures to reduce potential impacts to less than significant levels.

Aesthetics Mitigation: Requirement for Design Review and reduction in lighting and glare
Air Quality Mitigation: Require measures to reduce construction-related exhaust emissions & fugitive PM10 dust
Biological Resources Mitigation: Prior to grading permit apply for & obtain Stormwater Pollution Prevention Plan
Greenhouse Gas Emissions Mitigation: Prior to grading permit require equipment utilized during construction to meet Tier-3 standards of emission control.
Noise Mitigation: 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Potential issues known to the County include aesthetics, noise and traffic as well as how wastewater will be treated.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
California Department of Fish and Wildlife
Fairfield – Suisun Unified School District
San Francisco Regional Quality Control Board
Solano Irrigation District
Suisun Fire Protection District
U.S. Army Corps. Of Engineers: Sacramento District
U.S. Fish & Wildlife Service